

BUILDING STANDARDS COMMISSION

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



January 27, 2014

Linda Collister
Fire Marshal
City of Healdsburg
601 Healdsburg Avenue
Healdsburg, CA 95448

RE: Ordinance #1130

Dear Ms. Collister:

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 one ordinance 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 modification is accepted for filing and is 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 city 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 that reads "Enrique M. Rodriguez".

Enrique M. Rodriguez
Associate Construction Analyst

cc: Chron
Local Filings



**HEALDSBURG
FIRE DEPARTMENT**

601 Healdsburg Avenue
Healdsburg, CA 95448

(707) 431-3360
FAX (707) 431-3146

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CALIFORNIA BUILDING
STANDARDS COMMISSION

December 16, 2013

Michael L. Neaman, Deputy Executive Director
Building Standards Commission
2525 Natomas Park Drive, Ste. 130
Sacramento CA 95833

RE: City of Healdsburg Local Amendments

Dear Mr. Neaman:

Pursuant to H&SC Sections 13869.7(a) and 17958.7(a), enclosed you will find a certified copy of City Ordinance 1130, adopting by reference the 2013 California Fire Code with certain amendments (including findings) for your records.

Please accept this letter and the attached Ordinance as the City of Healdsburg's filing of findings and code amendments, as is required under H&SC 17958.7(a). If you have any questions about this letter or the content of the Ordinance, please do not hesitate to contact me at (707) 431-3125.

Sincerely,

A handwritten signature in black ink that reads 'Linda Collister'.

Linda Collister,
Fire Marshal

Encl:

CITY OF HEALDSBURG

ORDINANCE NO. 1130

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG REPEALING ORDINANCE NO.1103 ADOPTING, BY REFERENCE THE 2012 EDITION OF THE INTERNATIONAL FIRE CODE, THE 2013 EDITION OF THE CALIFORNIA FIRE CODE, CALIFORNIA CODE OF REGULATIONS, TITLE – 24, PART 9 AND THE CALIFORNIA BUILDING STANDARDS REPRINTED IN THE CALIFORNIA FIRE CODE, BY AMENDING TITLE 15, CHAPTER 15.08 AND VARIOUS OTHER SECTIONS OF CHAPTER 15.08 OF THE HEALDSBURG FIRE CODE, AND MAKING CHANGES TO THE CALIFORNIA FIRE CODE AS ADOPTED TO PROVIDE FOR REGULATIONS PERTAINING TO FIRE PROTECTION ON-SITE, HAZARDOUS MATERIALS, PROVIDING FOR THE ISSUANCE OF PERMITS, DECLARING VIOLATIONS OF SAID CODE AND REGULATIONS ADOPTED THERE UNDER A MISDEMEANOR PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH

The CITY Council of the City of Healdsburg does ordain as follows:

SECTION 1. OLD CODES REPEALED

Ordinance 1103 and associated sections of the City of Healdsburg Municipal Code are hereby repealed in their entirety.

SECTION 2. FINDINGS

The City Council finds that in order to best protect the health, safety, and welfare of the citizens of Healdsburg, the City Council should adopt the California Fire Code Standards. The Council further finds that based upon the materials presented and the recommendations of the Fire Chief, it is necessary to make these revisions in order to clarify procedural issues and to provide fire personnel with a better ability to protect the public.

Under the provisions of Section 17958.5 of the Health and Safety Code, local amendments must be based on climatic, geological and topographical conditions. The following Findings of Fact address each of these situations and present the local conditions which, either singularly, or in combination, justify the amendments to be adopted:

- A. **CLIMATE:** The City, on average, experiences an approximate annual rainfall of 40 inches. This rainfall can normally be expected between October and April. During the winter months, the City may experience periods of heavy rain, which causes local flooding. Winter storms are often accompanied by high winds, which have uprooted trees and damaged power lines. The City has also experienced periods of heavy fog, which has delayed the responding fire apparatus and prevented early discovery of structure fires. During the dry period, temperatures range from 70 degrees to over 100

degrees. These temperatures are often accompanied by light to gusty winds, which coupled with highly flammable vegetation and neighborhoods located in wildland-urban interface creates hazardous fire conditions. With increased development spreading into the brush covered foothill area, wind driven fires could have severe consequences, as has been demonstrated on several occasions throughout the state.

- B. GEOLOGICAL: The City is susceptible to seismic hazards resulting from movement along any one of several known faults in the area. The most serious direct earthquake hazard threat is from the damage or collapse of buildings and other structures due to ground movement. In addition to damage caused by earthquakes, there is the possibility of earthquake-induced fires starting because of damage to gas lines, power lines or heat producing appliances and the unavailability of water for fire control due to broken water mains. In addition, unstable slopes have been identified in the City, which present a significant potential for landslides. In the event of a major earthquake or landslide, many areas of the City may not be accessible to emergency equipment and, if bridges or roads are damaged, the City may be isolated from outside assistance.
- C. TOPOGRAPHICAL: The City borders include hilly terrain on the north, east and northwest portions of the City. The roadway systems in these hills are designed around the lay of the land with respect to narrow, winding and steep access ways. The grades of these roadways sometimes exceed 25% and road widths of less than 12 feet are not uncommon. The City is also bordered by Highway 101 to the west and the Russian River to the south and east and divided by a railroad right-of-way. The railroad, river and freeway all create barriers, which obstruct traffic patterns and delay response time for fire equipment. The water supply within the City is directly affected by the topographical layout. The water distribution system consists of pressure zones, which carry water by gravity from various reservoirs. Water flow within the City can vary from less than 250 gallons per minute to flows in excess of 4,000 gallons a minute. This wide variation causes major problems to development and fire suppression efforts.
- D. SUMMARY: The above local climatic, geological and topographical conditions increase the magnitude, exposure, accessibility problems and fire hazards presented to the Healdsburg Fire Department. A fire following an earthquake has the potential of causing greater loss of life and damage than the earthquake itself. The majority of the City's industrial areas are located in the highest seismic risk zones, which also contains the largest concentration of hazardous materials. Hazardous materials, particularly toxic gases, could pose the greatest threat to the largest number of persons, should a significant seismic event occur. The Department's resources would have to be prioritized to mitigate the greatest threat, and may be unavailable for vegetation or structure fires.

Other variables that may tend to intensify the situation include:

1. The extent of damage to the water system;
2. The extent of isolation due to bridge and/or freeway overpass collapse;

3. The extent of roadway damage and/or amount of debris blocking roadways;
4. Climatic conditions (hot, dry weather with high winds);
5. Time of day will influence the amount of traffic on roadways and could intensify the risk to life during normal business hours; and,
6. The availability of timely mutual aid or military assistance.

E. CONCLUSION: Local climatic, geological and topographical conditions impact fire prevention efforts and the frequency, spread, intensity, and the size of fire involving buildings in this community. Further, they impact potential damage to all structures from earthquake and subsequent fire. Therefore, it is found to be reasonably necessary that the International Fire Code, the California Fire Code, the California Building Code and State Building Standards Code be changed or modified to mitigate the effects of these conditions.

Furthermore, California Health & Safety Code (CH&SC) Section 17958.7 requires that the modification or change to which findings refer be expressly marked and identified. Therefore, the following table provides code sections that will be modified by this ordinance which are building standards as defined in CH&SC Section 18909, and the associated referenced conditions for modification due to local climatic, geologic and topographical conditions.

<u>Section Number</u>	<u>Local Climatic, Geological and Topographical Conditions</u>
102.3	A, B, C
102.7.1	A, B, C
104.3	A, B, C
104.11.4	A, B, C
105.2	A, B, C
109.3	A, B, C
111.4	A, B, C
503.1.1	A, B, C
503.2.1	A, B, C
503.2.3	A, B, C
503.2.4	A, B, C
503.2.6	A, B, C
503.2.6.1	A, B, C
503.2.6.2	A, B, C
503.2.7	A, B, C
503.4	A, B, C
505.1	A, B, C
505.1.1	A, B, C

505.1.2	A, C
506.1	A, B
507.5	A, B, C
507.5.1	A, B, C
507.5.1.1	A, B, C
510.1	B, C
510.3 is deleted	B, C
901.7.7	A, B
903.2	A, B, C
903.2.20	A, B, C
903.2.20.1	A, B, C
903.2.20.2	A, B, C
903.2.20.3	A, B, C
903.2.20.4	A, B, C
903.2.20.5	A, B, C
903.2.20.6	A, B, C
903.3	A, B, C
903.3.1	A, B, C
903.3.7	A, B, C
903.4	A, B, C
903.4.1	A, B
903.4.2	A, B
905.3.1	A, B, C
905.9 Exception 2 is deleted.	A, B, C
907.2.8.1	A, B
3301.1	A, B, C
4902.1	A, B, C
4906.2	A, B, C
4907	A, B, C
4907.1	A, B, C
5001.5.3	A, B
5003.3.1	A, B, C
5601.1.1	A, B, C
Appendix Ch. B105.1	A, B
Appendix Ch. B105.2	A, B
Table C105.1 f	A, B
Table C105.1 g	A, B
Appendix Ch. D103.2	A, B
Appendix Ch. D103.3	A, B
Appendix Ch. D103.4	A, B, C
Appendix Ch. D103.4.1	A, B, C
Appendix Ch. D103.4.2	A, B, C
Table D103.4	A, B, C
Appendix Ch. D103.6	A, B
Appendix Ch. D104.2	A, B

Appendix Ch. D106.1
Appendix Ch. D107.1

A, B
A, B

SECTION 3. CODE ADOPTED

Section 15.08.010 of the Healdsburg Municipal Code is hereby revised to read as follows:
There is hereby adopted as an ordinance of the City, the California Fire Code, 2013 edition, all chapters, Appendix Chapters, 4, A, B, C, D, E, F, G, H, I, J and K as filed with the City Clerk, which Code is adopted by reference as though fully set forth herein.

SECTION 4. CODE AMENDMENTS

Section 15.08.20, "Code Amendments," of the Healdsburg Municipal Code is hereby revised to read as follows:

Title 15, Chapter 15.08.20 Amendments to the 2013 California Fire Code.

Section 102.3 is amended to read as follows:

102.3 Change of use or occupancy.

No change shall be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this code, the California Building Code as adopted by the City of Healdsburg City Council (City Council). Subject to the approval of the fire code official, the use or occupancy of an existing structure shall be allowed to be changed and the structure is allowed to be occupied for purposes in other groups without conforming to all the requirements of this code the California Building Code as adopted by the City Council for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.

Subsection 102.7.1 is added to read as follows:

102.7.1 Supplemental rules, regulations and standards.

The fire code official is authorized to render interpretations of this code and to make and enforce rules and supplemental regulations and to develop Fire Prevention Standards to carry out the application and intent of its provisions.

Section 104.3 is amended to read as follows:

104.3 Right of Entry.

- (a) The Fire Chief or his authorized representative in the performance of duties herein prescribed, shall have the right to enter upon and into any and all premises under his

jurisdiction, at all reasonable hours for the purpose of inspecting the same to determine whether or not the provisions of this code and all applicable laws or ordinances pertaining to the protection of persons and property from fire, explosion or exposure to hazardous materials are observed therein. Provided, however, that an inspection warrant, issued pursuant to Title 13, Part 3 of the Code of Civil Procedure be first secured where entry is refused, except in an emergency situation. No owner, occupant or any other person having charge, care or control of any building or premises shall fail or neglect, after proper request is made as herein provided to promptly permit entry therein by the Chief or his authorized representative for the purpose of inspection and examination pursuant to this code. Failure to permit such entry shall constitute a misdemeanor.

- (b). The Fire Chief and his duly authorized representative shall, have the authority to enter any building, or premises for the purpose of extinguishment or controlling any fire, performing rescue operation, investigating the existence of suspected or reported fires, gas leaks or other hazardous conditions or taking any other action necessary in the reasonable performance of their duty.

Subsection 104.11.4 of is added to read as follows:

104.11.4 Charges.

The expense of securing any emergency that is within the responsibility for enforcement of the Fire Chief as given in Section 104.11 is a charge against the person who caused the emergency. Damages and expenses incurred by any public agency having jurisdiction or any public agency assisting the agency having jurisdiction shall constitute a debt of such person to the City and shall be collectable by the Fire Chief for proper distribution in the same manner as in the case of an obligation under an expresses or implied contract. Expenses as stated above shall include, but not be limited to, equipment and personnel committed and any payments required by the public agency to outside business firms requested by the public agency to secure the emergency, monitor remediation and clean up the site.

Section 105.2 of Appendix Chapter 1 is amended to read as follows:

105.2 Application for permit; fees.

All applications for a permit required by this code shall be made to the Bureau of Fire Prevention or the Unified Program Agency in such form and detail as it shall prescribe. Application for permits shall be accompanied by such plans as required by the Bureau. The City Council may establish fees, by resolution, for permit applications.

Section 109.3 is amended to read as follows:

109.3 Violation penalties.

Title 15, Chapter 15.08.060 of the Healdsburg Municipal Code is hereby deleted in its entirety. A new Title 15, Chapter 15.08.060, Violation/Penalty, is added to read as follows:

- (a). Every person who violates any provision of this chapter, including any provision of the California Fire Code as amended, shall be guilty of a misdemeanor, punishable by a fine of not more than \$1,000.00 and/or by imprisonment for up to six (6) months. A person is guilty of a separate offense for each day during which he/she commits, or continues or permits a violation of said Code, or each time he/she disobeys a valid order of a firefighter or enforcement officer.
- (b). In addition to any other enforcement remedies available to the City under any applicable state or federal statute, or pursuant to any other lawful power the City may possess, any violation of this chapter may be prosecuted or enforced as a nuisance pursuant to Healdsburg ordinance No. 985 as that ordinance may be amended from time to time. The City may also prosecute or enforce violations of this chapter as a criminal offense or by civil court action, prosecuted by the City attorney in the name of the City or in the name of the people of the State of California, by seeking the appointment of a receiver, or in any other manner provided by law.

Section 111.4 is amended to read as follows:

111.4 Failure to comply.

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 for a fine as determined by the City of Healdsburg Municipal Code or State law.

Subsection 503.1.1 Exception 1 is amended to read as follows:

503.1.1 Building and facilities.

Exception:

1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with this chapter and City standards.

Subsection 503.2.1 is amended to read as follows:

503.2.1 Dimensions.

Fire apparatus access roads serving four or more parcels (minor/major subdivision) shall have an unobstructed width from curb to curb that is consistent with the Healdsburg General Plan or shall be in accordance with any specific plan adopted by the Healdsburg City Council. Driveways serving three or fewer structures may have the following widths: Three structures, 16 feet; two structures, 12 feet; and one structure, 10 feet. In areas designated as Moderate, High or Very

High Fire Severity Zones by the CDF Director or as Moderate or High Fire Hazard Severity Zone or greater in the Healdsburg General Plan, access roads shall have a flammable vegetation clearance area on each side of the road or driveway of not less than ten (10) feet unless otherwise authorized by the Fire Chief due to extenuating circumstances.

Subsection 503.2.3 is amended to read as follows:

503.2.3 Surface.

Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Roadways or driveways in excess of 15% shall have a concrete surface with a thickness and aggregate base approved by the Fire code official and City Engineer.

Subsection 503.2.4 is amended to read as follows:

503.2.4 Turning radius.

The inside turning radius of a fire apparatus access road shall not be less than 40 feet unless otherwise approved by the Fire code official.

Subsection 503.2.6 is amended to read as follows:

503.2.6 Bridges and elevated surfaces.

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 the American Association of State Highway and Transportation Officials (AASHTO) HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits 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 when required by the fire code official.

Subsection 503.2.6.1 is amended to read as follows:

503.2.6.1 Evaluation.

All existing private bridges and elevated surfaces shall be evaluated by a California licensed civil engineer experienced in structural engineering or a California licensed structural engineer, for the purposes of safety and weight rating, and the vehicle load limits shall be posted at both entrances to bridges. These evaluations shall be performed at the direction of the fire code official.

Subsection 503.2.6.2 is amended to read as follows:

503.2.6.2 Bridge maintenance.

All new and existing private bridges and elevated structures providing emergency access shall be routinely evaluated and maintained in accordance with the American Association of State Highway and Transportation Officials (AASHTO) Manual: "The Manual for Bridge Evaluation," First Edition, 2008, published by the American Association of State Highway and Transportation Officials; or other approved standard.

Subsection 503.2.7 is amended to read as follows:

503.2.7 Grade.

No road or driveway shall have a maximum grade in excess of fifteen percent (15%) unless approved by the fire code official, which may require additional fire protection measures. To accommodate unusual access constraints, a road or driveway may include grades up to 20% for distances not exceeding three hundred (300) feet.

Section 503.4 is amended to read 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 as established in Section 503.2.1 shall be maintained at all times. Vehicles found to be parked in public and private areas identified as Fire Lanes, Hydrant Zones, or any other fire department access way identified by this code may be immediately towed if, in the opinion of the fire or police department, the vehicle would hinder or impede access to the property, area or fire protection device.

Section 505.1 is amended to read as follows:

505.1 Address identification.

New buildings and tenant spaces shall have approved illuminated address numbers or 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 be in contrasting color with their background. Address numbers shall be Arabic numerals or alphabetical letters. Where it is impractical to install illuminated numbers due to long driveways or other circumstances, approved reflective numbers with those properties listed above may be installed at the intersection of the driveway and road fronting the parcel. For existing properties, any additions, alterations or other work requiring a permit with a valuation over \$20,000, approved numbers or addresses shall be installed.

Subsection 505.1.1 is added to read as follows:

505.1.1 Numbers for one and two-family dwellings.

Numbers for one and two- family dwellings shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inches. Where access is by means of 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.

Subsection 505.1.2 is added to read as follows:

505.1.2 Numbers for other than one and two-family dwellings.

Numbers for other than one and two-family dwellings shall be a minimum of 12 inches high with a minimum stroke width of 1 inch. Suite numbers for other than one and two-family dwellings shall be a minimum of six 6” inches high and 0.5 inches stroke.

Exception: These requirements may be modified with the approval of the fire code official.

Section 506.1 is amended to read as follows:

Section 506.1 Key boxes.

When access to or within a structure or area is determined to be unduly difficult by the fire code official because of secured openings (doors or gates), or due to the presence of hazardous materials or fire protection systems a key box shall be required to be installed at an accessible location. The key box shall be an approved type and contain those keys necessary to gain access.

Section 507.5 is amended to read as follows:

507.5 Fire hydrant systems.

Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6 and Appendix C as amended.

Subsection 507.5.1 is amended to read 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 150 feet 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 fire mains shall be provided where required by the fire code official.

Subsection 507.5.1 Exception is deleted.

Subsection 507.5.1.1 is amended to read as follows:

507.5.1.1 Hydrant for fire department connection.

A fire hydrant shall be located within 50 feet of a fire department connection (FDC), or as approved by the fire code official.

Section 510.1 is added to read as follows:

510.1 Emergency responder radio coverage in buildings.

All buildings shall have approved radio coverage for emergency responders within the building. The system shall comply with this section and the Fire Department Standard for Emergency Responder Radio Coverage Systems.

Section 510.1 Exception 1 is deleted.

Section 510.3 is deleted.

Subsection 901.7.7 is added to read as follows:

901.7.7 Problematic and unreliable fire alarms.

The chief may determine a fire alarm to be unreliable upon receipt of more than four (4) false alarms within a twelve-month period. Upon making such a finding, the chief may order the following:

1. For any nuisance alarm where the system is not restored, the chief may require the system owner to provide standby personnel or take such other measures, as the chief deems appropriate. Persons or activities required by the chief shall remain in place until a fire department approved fire alarm maintenance firm certifies in writing to the chief that the alarm system has been restored to a reliable condition. The chief may require such tests, as he deems necessary to demonstrate the adequacy of the system.
2. Upon the fifth (5th) and sixth (6th) nuisance alarms from the alarm system within a twelve (12) month period, the system owner shall pay a mitigation fee to the fire department of \$150.00, plus the cost of fire engine response, for each occurrence.
3. Upon the seventh (7th) and eighth (8th) nuisance alarms from the alarm system within a twelve (12) month period, the system owner shall pay a mitigation fee to the fire department of \$300.00, plus the cost of fire engine response.
4. Upon the ninth (9th) and following nuisance alarms from the alarm system within a twelve (12) month period, the system owner shall pay a mitigation fee to the fire department of \$500.00, plus the cost of fire engine response, for each occurrence.

Section 903.2 paragraph number one is amended to read as follows:

903.2 Where required.

Approved automatic sprinkler systems in new buildings and structures shall be provided as described in this section. Additional local requirements are described in Section 903.2.20 and may supersede the following requirements. The most restrictive requirement shall apply.

Section 903.2.20 is added to read as follows:

903.2.20 Local fire sprinkler system requirements.

Subsection 903.2.20.1 is added to read as follows:

903.2.20.1 System requirements.

An automatic sprinkler system shall be installed and maintained in all newly constructed buildings.

Exceptions:

1. Detached Group U occupancies 1000 sq. ft. or less. Agricultural buildings and private riding arenas as approved by the fire or building code official.
2. Detached pool houses up to 1000 sq. ft. in floor area within 50 feet of the pool and limited to a single bathroom.
3. Detached non-combustible motor vehicle fuel dispensing canopies classified as a Group M occupancy.
4. Detached Car Ports of non-combustible construction with no habitable space above.
5. Detached Group B or M occupancies 500 sq. ft. or less.

Subsection 903.2.20.2 is added to read as follows:

903.2.20.2 Additions residential.

Additions to existing residential buildings that increase the square feet by 50% or more of the existing floor area shall meet the requirements for new construction. All additions to residential buildings with an existing approved automatic sprinkler system shall be required to extend the sprinkler system into the addition.

Additions to existing Group R, Division 1 occupancies that result in additional guest rooms or dwelling units shall meet the requirements for a newly constructed building.

Subsection 903.2.20.3 is added to read as follows:

903.2.20.3 Additions commercial.

Additions to existing commercial buildings that increase square footage by 25% or greater shall meet the requirements for a newly constructed building. All additions to commercial buildings with an existing approved automatic sprinkler system shall be required to extend the sprinklers into the addition.

Additions to existing Group R, Division 1 occupancies that result in additional guest rooms or dwelling units shall meet the requirements for a newly constructed building.

Subsection 903.2.20.4 is added to read as follows:

903.2.20.4 Remodel alteration or repairs.

For remodels, alterations or repairs to an existing building involving demolition, removal or repair of more than 50% of the structure, the building shall meet the requirements for a newly constructed building. For the purpose of this section, the following criteria shall be considered in the 50% threshold evaluation:

1. The removal or demolition of more than 50% of the exterior weight-bearing walls. Or,
2. Removal of the roof structure (to include removal of the roof structure framing, sheathing and roof covering, of a building including but not limited to: rafters, trusses, beams, purlins). Or,
3. Removal of interior tenant improvements on a commercial building which reduces the building to a "shell" condition shall require the future build-out to comply with fire sprinkler requirements.

Exception:

1. Alterations or additions made solely for the purpose of complying with the Americans with Disabilities Act.
2. Whenever there are practical difficulties involved the fire code official shall have the authority to grant modifications in individual cases provided the modifications do not lessen the health, life and fire safety requirements as permitted in Section 104.8.
3. Alterations or repairs solely for the purpose of seismic retrofit.

Subsection 903.2.20.5 is added to read as follows:

903.2.20.5 Changes of occupancy.

Any change of occupancy when the proposed new occupancy classification, as determined by the fire code official is more hazardous based on fire and life safety risk including the conversion of

residential buildings to condominiums shall require the building to meet the requirements for a newly constructed building.

Subsection 903.2.20.6 is added to read as follows:

903.2.20.6 Elevation of existing buildings.

An automatic fire extinguishing system shall be installed throughout all existing buildings when the building is elevated to: three or more stories, or more than 35 feet in height, from grade to the exposed roof.

Exception: An automatic fire-extinguishing system need not be provided when the area above 35 feet is provided for aesthetic purposes only and is a non-habitable space.

Section 903.3 is amended as follows

903.3 Installation requirements.

Sprinkler systems shall be installed in accordance with NFPA 13, NFPA 13R if approved by the fire code official and NFPA 13D as adopted by City Standards.

Subsections 903.3.1 is amended as follows:

903.3.1 Design criteria.

Fire sprinkler systems installed in buildings of an undetermined use shall be designed and installed to have a design density of .33 gallons per minute per square foot over a minimum design area of 3000 square feet. Where a subsequent occupancy change requires a system with greater capacity, it shall be the building owner's responsibility to upgrade the system to the required density.

Subsection 903.3.7 is amended to read as follows:

903.3.7 Fire department connections.

The location of fire department connections (FDC's) shall be approved by the fire code official. Approved locking caps shall be provided on all newly installed FDC's and on any existing FDC's found to be vandalized.

Section 903.4 is amended to read as follows:

903.4 Sprinkler system monitoring and alarms.

Except for Group R, Division 3 Occupancies, 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.

Subsection 903.4.1 is amended to read as follows:

903.4.1 Signals.

Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station, remote supervising station or proprietary supervising station as defined in NFPA 72, or when approved by the fire code official, shall sound an audible alarm at a constantly attended location.

Subsection 903.4.2 is amended to read as follows:

903.4.2 Alarms.

One exterior approved audible and visible device shall be connected to every automatic fire sprinkler system in an approved location. Such sprinkler waterflow alarm devices shall be activated by waterflow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a building fire alarm system is installed, actuation of the automatic fire sprinkler system shall actuate the building fire alarm system.

Every new commercial fire alarm system installed as a sprinkler system monitoring alarm shall also provide notification for the purpose of initiating emergency action, including those systems activated solely by fire sprinkler systems, so that occupants of the building shall be notified audibly and visually within each suite or building division. A minimum of one notification appliance shall be located in each suite or building division in an occupied location.

Subsection 905.3.1 is amended to read as follows:

905.3.1 Building height.

Standpipes shall be installed in buildings three stories or more in height, with approved outlets on each floor above or below grade and the roof. Said outlets may be connected to the building's fire sprinkler system.

Section 905.9 Exception 2 is deleted.

Subsection 907.2.8.1 Exception 2.2 is amended to read as follows:

907.2.8.1 Manual fire alarm system.

2.2 Notification devices installed in the common areas serving the residential units shall operate upon sprinkler water flow or manual station activation.

Section 4902.1 is amended to read as follows:

Wildland-Urban Interface Fire Area is a geographical area located within any Moderate, High or Very High Fire Severity Zone as recommended by the CDF Director pursuant to Public Resource Code Sections 4201—4204 and Government Code Sections 51175—51189 or in a Moderate or High Fire Severity Zone as identified by the Healdsburg General Plan.

Section 4906.2 is amended to read as follows:

4906.2 Application.

3. Land in Moderate, High or Very High Fire Severity Zone as designated by the CDF Director or in a Moderate or High Fire Severity Zone as identified by the Healdsburg General Plan.

Section 4907 is amended to read as follows:

4907.1 General.

Buildings and structures located within any Moderate, High or Very High Fire Severity Zone as designated by the CDF Director or in a Moderate or High Fire Severity Zone as identified by the Healdsburg General Plan shall maintain a defensible space as outlined in Government Code 51175-51189 and the fire department's "Construction and Defensible Space Standard within Designated Fire Severity Zones" document.

Section 5001.5.3 is added to read as follows:

5001.5.3 Electronic reporting.

All hazardous Material Management Plans (HMMP) and Hazardous Material Inventory Statements (HMIS) shall be submitted electronically as approved by the fire code official.

Subsection 5003.3.1 is amended to read as follows:

5003.3.1 Unauthorized discharges.

Any suspected or actual hazardous material, as defined by this code, including any suspected or actual carcinogen, which escapes into the environment through an unauthorized release shall be reported to the Fire Chief immediately upon discovery, regardless of whether the release occurs on or off the site of the permitted facility and the following procedures required in accordance with Sections 5003.3.1.1 through 5003.3.1.4.

Subsection 5601.1.1 is added to read as follows:

5601.1.1 Prohibition of fireworks.

The manufacturing, possession, storage, sale, use and handling of all fireworks including State Fire Marshal approved Safe and Sane are prohibited.

Exception: Those fireworks used as part of a public display conducted by a State licensed Pyrotechnician and under the auspices of a permit issued by the Fire Department.

Section B105.1 of Appendix B is amended to read as follows:

Section B105.1 One and two family dwellings.

The minimum fire-flow requirements for one and two family dwellings having a fire-flow calculation area, which does not exceed 3,600 square feet, shall be 1,500 gallons per minute. Fire flow and flow duration for dwellings having a fire flow calculation area in excess of 3,600 square feet shall not be less than that specified in Table B105.1.

Section B105.2 of Appendix B is amended to read as follows:

Section B105.2 Buildings other than one- and two-family dwellings.

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

Exception: A reduction in required fire flow of up to 50 percent, as approved is allowed when the building is provided with an approved automatic sprinkler system installed in accordance with other sections of this code. The resulting fire flow shall not be less than 1500 gallons per minute for the prescribed duration as specified in Table B105.1.

Table C105.1 of Appendix C, Footnotes f & g are added to read as follows:

Table C105.1 Footnote f:

For commercial, industrial and multifamily residential buildings, average spacing shall be no greater than 300 feet.

Table C105.1 Footnote g:

Fire hydrants shall be located within 50 feet of any Fire Department Connection (FDC), or as approved by the fire code official.

Section D103.2 of Appendix D is amended to read as follows:

D103.2 Grade.

Fire apparatus access roads shall not exceed 15 percent in grade.

Exception: Grades steeper than 15 percent and less than 20 percent as approved by the fire code official.

Section D103.3 is amended to read as follows:

D103.3 Turning radius.

The minimum turning radius shall be determined by the fire code official or as approved by local standards.

Section D103.4 of Appendix D is amended to read as follows:

D103.4 Dead end roads.

D103.4.1 Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with the local agency requirements for public streets or as approved by local standards.

Section D103.4.2 is amended to read as follows:

D 103.4.2 The maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road shall not exceed the cumulative lengths according to Table D 103.4, regardless of the number of parcels served. All lengths shall be measured from where the edge of the roadway intersects with the nearest through street. Where parcels are zoned 5 acres or larger, turnouts shall be provided at a maximum of 1320 foot intervals. Each dead-end road shall have a turnaround constructed at its terminus within 50 feet of proposed buildings that meet fire department standards.

Table D103.4 is amended to read as follows:

Table D103.4

Parcel Size	Max Allowable Length
Parcels zoned for less than one acre	800 feet
Parcels zoned for 1 acre to 4.99 acres	1320 feet
Parcels zoned for 5 acres to 19.99 acres	2640 feet
Parcels zoned for 20 acres or larger	5280 feet

Section D103.6 of Appendix D is amended to read as follows:

D103.6 Signs.

Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING-FIRE LANE signs that meet department standards.

Section D104.2 of Appendix D is amended to delete the Exception and read as follows:

D104.2 Buildings exceeding 62,000 square feet in area.

Buildings or facilities having a gross building area of more than 62,000 square feet shall be provided with two separate and approved fire apparatus access roads.

Section D106.1 of Appendix D is amended to delete the Exception and read as follows:

D106.1 Projects having more than 50 dwelling units.

Multiple-family residential projects having more than 50 dwelling units shall be provided with two separate and approved fire access roads.

Section D106.2 of Appendix D is deleted.

Section D107.1 of Appendix D is amended to delete the Exception and read as follows:

D107.1 One or two-family dwelling residential developments.

Projects having more than 50 dwelling units shall be provided with two separate and approved fire apparatus access roads.

SECTION 5. COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

The City Council finds that this Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c) (2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c) (3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines because it has no potential for resulting in physical change to the environment, directly or indirectly.

SECTION 6. SEVERABILITY

If any provision, of this Ordinance or the application thereof to any person or circumstances is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction or preempted by state legislation, such decision or legislation shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each and every section, subsection, sentence, clause or

phrase hereof not declared invalid or unconstitutional without regard to any such decision or preemptive legislation.

SECTION 7. EFFECTIVE DATE AND PUBLICATION

This ordinance of the City of Healdsburg shall be effective thirty (30) days after the date of passage and its provisions shall become applicable on January 1, 2014. Before the expiration of fifteen (15) days after its passage, this ordinance, or a summary thereof as provided in California Government code Section 36933, shall be published at least once in a newspaper of general circulation, published and circulated in the City of Healdsburg, along with the names of the members of the City Council voting for and against its passage.

INTRODUCED by the City Council of the City of Healdsburg on the 4th day of November, 2013, and PASSED and APPROVED on the 2nd day of December, 2013, by the following vote:

AYES: Councilmembers: (5) Chambers, McCaffery, Plass, Wood and Mayor Jones

NOES: Councilmembers: (0) None

ABSENT: Councilmembers: (0) None

ABSTAINING: Councilmembers: (0) None

SO ORDERED:

ATTEST:



Susan E. Jones, Mayor



Maria Curiel, City Clerk
Dated: December 3, 2013



CITY OF HEALDSBURG
Planning and Building Department

401 Grove Street

Healdsburg, CA 95448

Phone: 707/431-3346

Fax: 707/431-2710

(our physical location is 435 Allan Court)

visit us at www.ci.healdsburg.ca.us

December 5, 2013

Michael L. Nearman Deputy Executive Director
California Building Standards Commission
2525 Natomas Park Drive, Suite 130
Sacramento, CA 95833

Re: City of Healdsburg Local Amendments

Dear Mr. Morrison:

In compliance with HSC Section 17958.7, attached is a copy of City of Healdsburg Ordinance No. 1131 adopting by reference the 2013 California Building Standards Codes with certain amendments. The amendments are expressly marked and identified as to the applicable findings based on local climatic, geological and topographical conditions.

Please accept this letter and the attached Ordinance as the City of Healdsburg's filing of findings and code amendments, as is required under HSC section 17958.7. If you have any questions regarding this matter, do not hesitate to contact me.

Sincerely,

Scott Ward, CBO
Building Official

Enclosures

C; File

CITY OF HEALDSBURG

ORDINANCE NO. 1131

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG REPEALING ORDINANCE NOS. 1102 AND 1110 AND ADOPTING BY REFERENCE THE 2013 CALIFORNIA BUILDING STANDARDS CODE, TITLE 24, AS ADOPTED BY THE STATE BUILDING STANDARDS COMMISSION, WHICH INCLUDES ADOPTION OF THE INTERNATIONAL EXISTING BUILDING CODE, THE CALIFORNIA GREEN BUILDING STANDARDS CODE (CalGreen), THE CALIFORNIA BUILDING CODE AND THE CALIFORNIA RESIDENTIAL CODE, 2013 EDITIONS AS PROMULGATED AND PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, WITH CERTAIN APPENDICES AND STANDARDS, THE CALIFORNIA PLUMBING CODE AND THE CALIFORNIA MECHANICAL CODE, 2013 EDITIONS, WITH APPENDICES MANDATED BY THE STATE OF CALIFORNIA AND STANDARDS PROMULGATED AND PUBLISHED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS; CALIFORNIA ELECTRICAL CODE, 2013 EDITION, WITH APPENDICES MANDATED BY THE STATE OF CALIFORNIA AND STANDARDS, AS PROMULGATED AND PUBLISHED BY THE NATIONAL FIRE PROTECTION ASSOCIATION

The City Council of the City of Healdsburg does ordain as follows:

SECTION 1. OLD CODES REPEALED

Chapter 15.04 and 15.16 of the Healdsburg Municipal Code are hereby repealed in their entirety.

SECTION 2. FINDINGS

The City Council of the City of Healdsburg finds that, in order to best protect the health, safety and welfare of the citizens of the City of Healdsburg, the standards of building within the city must conform with state law except where local conditions warrant more restrictive regulations.

Pursuant to Section 17958 of the California Health and Safety Code, the governing body of the City of Healdsburg, in its ordinance adopting the State Building Standards Code and uniform industry codes, may establish amendments which are more restrictive in nature than those adopted by the State of California commonly referred to as Title 24 of the California Code of Regulations. Based on the materials presented and by the recommendation of the building official, the City Council further finds that it is necessary to make the procedural and administrative modifications to the California Building Standards Code and to adopt or not adopt certain appendices to the Code. Under the provisions of Section 17958.5 of the California Health and Safety Code, local amendments shall be based on climatic, geological and topographical conditions. As such, the City Council finds that the following local conditions exist:

- A. **Climate.** The City, on an average, experiences an approximate annual rainfall of 40 inches. This rainfall can normally be expected between October and April. During the winter months, the City may experience periods of heavy rain, which causes local flooding, erosion and contributes to slope instability. Winter storms are often accompanied by high winds, which have uprooted trees and damaged power lines. The City has also experienced periods of heavy fog, which has delayed the response time for firefighting apparatus, and prevented early discovery of structure fires.

During the dry period, temperatures range from 70 degrees to over 100 degrees. These temperatures are often accompanied by a wildland-urban interface, creating a hazardous fire condition. With increased development spreading into the brush covered foothill area, wind driven fires could have severe consequences, as has been demonstrated on several occasions throughout the State.

- B. **Geological.** The City is susceptible to seismic hazards resulting from movement along any one of several known faults in the area. The most serious direct earthquake hazard threat is from the damage or collapse of buildings and other structures due to ground movement. In addition to damage caused by earthquakes, there is a possibility of earthquake-induced landslides. Fire is often the major form of damage resulting from earthquakes. Most earthquake-induced fires start because of damage to gas lines, power lines or heat producing appliances. In addition, unstable slopes have been identified in the City, which present a significant potential for landslides. In the event of a major earthquake or landslide, many areas of the City may not be accessible to emergency equipment and, if bridges or roads are damaged, the City may be isolated from outside assistance.
- C. **Topographical.** The City borders include hilly terrain on the north, east and northwest portions of the City. The roadway systems in these hills are designed around the lay of the land with respect to narrow, winding and steep access ways. The grades of these roadways sometimes exceed 25% and road widths of less than 12 feet are not uncommon. The City is also bordered by Highway 101 and the Russian River and divided by a railroad right-of-way. The railroad, river and freeway all create barriers, which obstruct traffic patterns and delay the response time for fire equipment. The water supply within the City is directly affected by the topographical layout. The water distribution system consists of pressure zones, which carry water by gravity from various reservoirs. Water flow within the City can vary from less than 250 gallons per minute to flows in excess of 4,000 gallons per minute. This wide variation causes major problems to development as well as to fire suppression efforts. The hilly terrain contributes to drainage, erosion and slope instability problems for development.

Summary

Because of the conditions stated above, the Healdsburg Planning & Building Department must modify and amend certain portions of the California Building Standards Code to ensure that minimum construction requirements, standards and practices are in place to protect the life and safety of the citizens of the City of Healdsburg. Because of the conditions above, the

Department has determined that it is necessary to mitigate the potential damage caused by earthquakes, erosion, lot to lot drainage and slope instability to protect the life and safety of the citizens and to ensure the structural stability of new development.

As a result of the findings, as set forth in this section, which identify various climatic, geological and topographical elements, those additional requirements as specified in the amendments to the adopting ordinance supplementing and amending the codes herein, are considered necessary and reasonable modifications and do not lessen, diminish or change the standards set forth within the California Building Standards Code except as authorized by law.

While it is clearly understood that the adoption of such regulations may not prevent the incidence of fire, earthquake, erosion and slope instability, the implementation of these amendments to the Code may reduce the severity and potential of loss of life and property.

Chapter or section no. **Local climactic, geological or topographical conditions**

CRC Chapter 1, section 18.8.1 is amended	A, B, C
CRC Chapter 1, section 1.8.8.3 is amended	A, B, C
CRC Chapter 1, section R110.3 is amended	A, B, C
CRC Division II, section R103 is deleted	A, B, C
CRC Division II, section R105.2 item 1 is amended	A, B, C
CRC Division II, a new section 105.5.1 is added	A, B, C
CRC Division II, section R105.3.2 is amended	A, B, C
CRC Division II, section R108.3 is amended	A, B, C
CRC Division II, section R108.5 is amended	A, B, C
CRC Division II, section R112 is amended	A, B, C
CRC section R308.4.7 is added	A, B, C
CRC section R313.2 has been amended	A, B, C
CRC section 313.2.1 is added	A, B, C
CRC section 313.2.2 is added	A, B, C
CRC Chapter 4, section R404 is amended	A, B, C
CRC Appendix Chapter G	A, B, C
CBC Chapter 1, section 1.8.8.1 is amended	A, B, C
CBC Chapter 1, section 1.8.8.3 is amended	A, B, C
CBC Chapter 1, section 111.2 is amended	A, B, C
CBC Division II, section 103 is deleted	A, B, C
CBC Division II, section 105.3 is amended	A, B, C
CBC Division II, section 105.5 is amended	A, B, C
CBC Division II, section 105.5.1 is added	A, B, C
CBC Division II, section 109.3 is amended	A, B, C
CBC section 501.2.1 is added.	A, B, C
CBC section 501.2 is amended	A, B, C
CBC section 505.2.2 is added	A, B, C
CBC section 505.1.2 is added	A, B, C
CBC section 702A is amended	A, B, C
CBC section 705A.2.1 is added	A, B, C

CBC section 903.2 is amended	A, B, C
CBC section 903.2.19 is added	A, B, C
CBC section 903.2.19.1 is added	A, B, C
CBC section 903.2.19.2 is added	A, B, C
CBC section 903.2.19.3 is added	A, B, C
CBC section 903.2.19.4 is added	A, B, C
CBC section 903.2.19.5 is added	A, B, C
CBC section 903.2.19.6 is added	A, B, C
CBC sections 903.3 is amended	A, B, C
CBC sections 903.3.1 is amended	A, B, C
CBC section 903.3.7 is amended	A, B, C
CBC section 903.4 is amended	A, B, C
CBC section 903.4.1 is amended	A, B, C
CBC section 903.4.2 is amended	A, B, C
CBC section 905.3.1 is amended	A, B, C
CBC section 905.9 Exception 2 is deleted.	A, B, C
CBC section 907.2.8.1 Exception 2.2 is amended	A, B, C
CBC section 1511 is added	A, B, C
CBC section 1503.4.4 is added.	A, B, C
CBC section 2901.2 is added	A, B, C
CBC section 2901.3 is added	A, B, C
CBC Table 29-A is added	A, B, C
CBC Appendix Chapter J, a new section J104.1.1 is added	A, B, C
CalGreen Chapter 1, Administration, Section 101.3 is amended	A, B, C
CalGreen Appendix Chapter 4 Division 4.2 is deleted	A, B, C
CalGreen Appendix Chapter 5 Division 5.2 is deleted	A, B, C

SECTION 3. CODES ADOPTED AND AMENDED

Chapter 15.04, “Construction Codes” is hereby adopted, to read as follows:

Sections:

- 15.04.010 Codes Adopted
- 15.04.020 California Residential Code amendments
- 15.04.030 California Building Code amendments
- 15.04.040 Violations – Penalty

15.04.010 Codes adopted

Pursuant to Section 50022.2 of the California Government Code, the following codes are adopted by reference as defined herein and as adopted and amended by the State Building Standards Commission under Title 24, including the amendments listed in this ordinance which are made pursuant to the findings of fact set forth in the adopting ordinance:

- A. The California Building Code 2013 Edition including, Division II as amended, including Appendix Chapter J as amended, promulgated and published by the International Code Council;

- B. The California Residential Code 2013 Edition including, Division II as amended, including Appendix Chapter G, promulgated and published by the International Code Council;
- C. The California Plumbing Code, 2013 Edition, with appendices mandated by the state, and standards promulgated and published by the International Association of Plumbing and Mechanical Officials;
- D. The California Mechanical Code, 2013 Edition, with appendices mandated by the state, and standards promulgated and published by the International Association of Plumbing and Mechanical Officials; and
- E. The California Electrical Code, 2013 Edition, with appendices mandated by the state, and standards as promulgated and published by the National Fire Protection Association.

15.04.020 California Residential Code Amendments

CRC Chapter 1, section 1.8.8.1 is amended to add the following: *"The local appeals board and housing appeals board shall be established by section 21-3 of City of Healdsburg Ordinance No. 985 and City of Healdsburg Resolution No. 82-2002."*

CRC Chapter 1, section 1.8.8.3 is amended to add the following: *"The appellant shall complete the 'City of Healdsburg Request for Hearing' form and pay an appeals processing fee of \$150. The appellant shall attach a written statement describing the circumstances of the appeal and include any evidence that he/she would like presented at the hearing. The Building Official shall schedule the appeal for the next available Planning Commission meeting."*

CRC Division II, section R103 is deleted.

CRC Division II, section R105.2 item 1 is amended to add the following: *"One-story detached accessory structures used as tools and storage sheds, playhouses and similar uses, whose floor area is less than 120 square feet that contain plumbing or electrical installations are not exempt from permits."*

CRC Division II, section R105.3.2 is amended to read: *"The building official is authorized to grant, in writing, not more than three extensions of time, for periods not more than 90 days each."*

CRC Division II, section R105.3.1.1 is deleted.

CRC Division I, section R105.5 is amended to read: *"Permits will expire by limitation if the work authorized by such permit is not commenced within 180 days from the date of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. A permit is considered suspended or abandoned if the work authorized has not received an inspection and inspection sign off or correction notice within 180 days of permit issuance or the previous inspection. Failure to receive an inspection and inspection sign off or correction list will result in the permit being declared expired."*

CRC Division II, a new section 105.5.1 is added to read: *Expiration and Reinstatement of Permits* "Permits will expire by limitation if the work authorized by such permit is not commenced within 180 days from the date of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. A permit is considered suspended or abandoned if the work authorized has not received an inspection and inspection sign off or correction notice within 180 days of permit issuance or the previous inspection. Failure to receive an inspection and inspection sign off or correction list will result in the permit being declared expired per CBC Appendix Chapter 1, section 105.5.

Expired permits shall be reinstated prior to any inspections. Reinstatement fees for expired building permits are to be as follows:

The applicant will be sent a letter advising that the permit is expired and that a reinstatement fee of 20 percent of the original permit fees or a minimum reinstatement fee of \$95.00 whichever is greater must be paid to activate the permit. If the original fee of the permit being reinstated is less than \$95.00, the original permit fee will be charged.

If after 30 days from the date of the original letter a second request for reinstatement letter will be sent advising that if after 30 days from the second letter, the permit is not reinstated, the reinstatement fees will be 40 percent of the original permit fee or a minimum reinstatement fee of \$95.00 whichever is greater.

In no case shall the reinstatement fee exceed the amount of the original permit fee. Plan check fees, geotechnical peer review deposits and SMIP fees are not to be included when determining the reinstatement fee."

CRC Division II, section R108.3 is amended to include the following: "At the discretion of the building official, a building permit valuation may also be calculated by using the most current issue of Building Valuation Data offered by the International Code Council. Due to Healdsburg's proximity to the San Francisco Bay Area and the complexity of residential and commercial construction in Sonoma County, a modifier of 1.25% shall be used."

CRC Division II, section R108.5 is amended to add the following: "A minimum administrative fee of twenty percent (20%) shall be assessed for all refunds. The building official may authorize refunding any fee paid hereunder that was erroneously paid or collected. The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code. The building official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid has been withdrawn or cancelled before any plan reviewing is done."

CRC Division II, section R110.3 item 10 is added. *10. Certification from the Planning and Building Director of compliance with Sections 17.32.010 and 17.08.020 of the Healdsburg Municipal Code.*

CRC Division II, section R112 is amended to read: The City of Healdsburg Planning Commission shall be the board of appeals.

CRC section R308.4.7 is added. *Windows adjacent to the seating in a built-in window seat shall be considered a hazardous location.*

CRC R313.2 has been amended to read as follows: *"System requirements. An automatic sprinkler system shall be installed and maintained in all newly constructed buildings.*

Exceptions:

- 1. Detached Group U occupancies 1000 sq. ft. or less. Agricultural buildings and private riding arenas as approved by the fire or building code official.*
- 2. Detached pool houses up to 1000 sq. ft. in floor area within 50 feet of the pool and limited to a single bathroom.*
- 3. Detached Car Ports of non-combustible construction with no habitable space above."*

CRC section 313.2.1 is added to read as follows: *"Additions-residential. Additions to existing residential buildings that increase the square feet by 50% or more of the existing floor area shall meet the requirements for new construction. All additions to residential buildings with an existing approved automatic sprinkler system shall be required to extend the sprinkler system into the addition per section R313.2.*

Additions to existing Group R, Division 1 occupancies that result in additional guest rooms or dwelling units shall meet the requirements for a newly constructed building."

CRC section R313.2.2 is added to read as follows: *"Remodels, alterations, or repairs. For remodels, alterations or repairs to an existing building involving demolition, removal or repair of more than 50% of the structure, the building shall meet the requirements for a newly constructed building. For the purpose of this section, the following criteria shall be considered in the 50% threshold evaluation:*

- 1. The removal or demolition of more than 50% of the exterior weight-bearing walls. Or,*
- 2. Removal of the roof structure (to include removal of the roof structure framing, sheathing and roof covering, of a building including but not limited to: rafters, trusses, beams, purlins).*

Exception:

- 1. Alterations or additions made solely for the purpose of complying with the Americans with Disabilities Act.*
- 2. Whenever there are practical difficulties involved the fire code official shall have the authority to grant modifications in individual cases provided the modifications do not lessen the health, life and fire safety requirements as permitted in Section 104.8.*
- 3. Alterations or repairs solely for the purpose of seismic retrofit."*

CRC Chapter 4, section R404.1 is amended to add the following: *“Concrete and masonry foundation walls and retaining walls with a height over four feet measured from the bottom of the footing shall be designed by a California licensed architect or engineer. Where applicable, the design parameters in this chapter may be used.”*

CRC Appendix Chapter G is adopted.

15.04.030 California Building Code Amendments

CBC Chapter 1, section 1.8.8.1 is amended to add the following: *“The local appeals board and housing appeals board shall be the City of Healdsburg Planning Commission.*

CBC Chapter 1, section 1.8.8.3 is amended to add the following: *“The appellant must fill out the ‘City of Healdsburg Request for hearing’ form and pay an appeals processing fee of \$250. The appellant shall attach a written statement describing the circumstances of the appeal and include any evidence that he/she would like presented at the hearing. The Building Official will schedule the appeal for the next available Planning Commission meeting.”*

CBC Division II, section 103 is deleted

CBC Division II, section 105.2 item 1 is amended to add the following: *“One-story detached accessory structures used as tools and storage sheds, playhouses and similar uses, whose floor area is less than 120 square feet that contain plumbing or electrical installations are not exempt from permits.”*

CBC Division II, section 105.3.2 is amended to add the following: *“The building official is authorized to grant, in writing, not more than three extensions of time, for periods not more than 90 days each.”*

CBC Division II, a new section 105.5.1 is added to read: *“**Expiration and Reinstatement of Permits** Permits will expire by limitation if the work authorized by such permit is not commenced within 180 days from the date of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. A permit is considered suspended or abandoned if the work authorized has not received an inspection and inspection sign off or correction notice within 180 days of permit issuance or the previous inspection. Failure to receive an inspection and inspection sign off or correction list will result in the permit being declared expired per CBC Appendix Chapter 1, section 105.5.*

Expired permits shall be reinstated prior to any inspections. Reinstatement fees for expired building permits are to be as follows:

The applicant will be sent a letter advising that the permit is expired and that a reinstatement fee of 20 percent of the original permit fees or a minimum reinstatement fee of \$95.00 whichever is

greater must be paid to activate the permit. If the original fee of the permit being reinstated is less than \$95.00, the original permit fee will be charged.

If after 30 days from the date of the original letter a second request for reinstatement letter will be sent advising that if after 30 days from the second letter, the permit is not reinstated, the reinstatement fees will be 40 percent of the original permit fee or a minimum reinstatement fee of \$95.00 whichever is greater.

In no case shall the reinstatement fee exceed the amount of the original permit fee. Plan check fees, geotechnical peer review deposits and SMIP fees are not to be included when determining the reinstatement fee."

CBC Division II, section 109.3 is amended to include the following: "At the discretion of the building official, a building permit valuation may also be calculated by using the most current issue of Building Valuation Data offered by the International Code Council. Due to Healdsburg's proximity to the San Francisco Bay Area and the complexity of residential and commercial construction in Sonoma County, a modifier of 1.25% shall be used."

CBC section 501.2 is amended to read as follows: "Address identification. New buildings and tenant spaces shall have approved illuminated address numbers or 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 be in contrasting color with their background. Address numbers shall be Arabic numerals or alphabetical letters. Where it is impractical to install illuminated numbers due to long driveways or other circumstances, approved reflective numbers with those properties listed above may be installed at the intersection of the driveway and road fronting the parcel. For existing properties, any additions, alterations or other work requiring a permit with a valuation over \$20,000, approved numbers or addresses shall be installed."

CBC section 111.2 item no. 13 is added to read: 13. Certification from the Planning and Building Director of compliance with Sections 17.32.010 and 17.08.020 of the Healdsburg Municipal Code.

CBC section 505.2.1 is added to read as follows: "Numbers for one and two-family dwellings. Numbers for one and two-family dwellings shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inches. Where access is by means of 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."

CBC section 505.2.2 is added to read as follows: "Numbers for other than one and two-family dwellings. Numbers for other than one and two-family dwellings shall be a minimum of 12 inches high with a minimum stroke width of 1 inch. Suite numbers for other than one and two-family dwellings shall be a minimum of 6 inches high and 0.5 inches stroke.

Exception: These requirements may be modified with the approval of the fire code official."

CBC section 702A is amended to read as follows: "**Wildland-Urban Interface Fire Area** is a geological area located within any Moderate, High or Very High Fire Severity Zone as recommended by the CDF Director pursuant to Public Resource Code Sections 4201—4204 and Government Code Sections 51175—51189 or in a Moderate or High Fire Severity Zone as identified by the Healdsburg General Plan. "

CBC section 705A.2.1 is added to read as follows: "**Roof coverings.** Roof covering of any structure within or within 1000 feet of any Moderate, High or Very High Fire Hazard severity zone as designated by the CDF Director or in a Moderate or High Fire Severity Zone or greater as identified by the Healdsburg General Plan shall have a Class A rating. Existing structures that have 25% or more of the roof area re-roofed within a one year period shall meet the requirements of this section. The minimum rating for any roof covering in other areas shall be of Class B."

CBC section 903.2 paragraph number one is amended to read as follows: "**Where required.** Approved automatic sprinkler systems in new buildings and structures shall be provided as described in this section. Additional local requirements are described in Section 903.2.20 and may supersede the following requirements. The most restrictive requirement shall apply."

CBC section 903.2.20.1 is added to read as follows: "**Local fire sprinkler system requirements.** An automatic sprinkler system shall be installed and maintained in all newly constructed buildings and factory built housing, mobile homes and manufactured homes when placed on a permanent foundation.

Exceptions:

1. Detached Group U occupancies 1000 sq. ft. or less. Agricultural buildings and private riding arenas as approved by the fire or building code official.
2. Detached pool houses up to 1000 sq. ft. in floor area within 50 feet of the pool and limited to a single bathroom.
3. Detached non-combustible motor vehicle fuel dispensing canopies classified as a Group M occupancy.
4. Detached Car Ports of non-combustible construction with no habitable space above
5. Detached Group B or M occupancies 500 sq. ft. or less."

CBC section 903.2.20.2 is added to read as follows: "**Additions-residential.** Additions to existing residential buildings that increase the square feet by 50% or more of the existing floor area shall meet the requirements for new construction. All additions to residential buildings with an existing approved automatic sprinkler system shall be required to extend the sprinkler system into the addition.

Additions to existing Group R, Division 1 occupancies that result in additional guest rooms or dwelling units shall meet the requirements for a newly constructed building.

CBC section 903.2.20.3 is added to read as follows: *"Additions commercial. Additions to existing commercial buildings that increase square footage by 25% or greater shall meet the requirements for a newly constructed building. All additions to commercial buildings with an existing approved automatic sprinkler system shall be required to extend the sprinklers into the addition.*

Additions to existing Group R, Division 1 occupancies that result in additional guest rooms or dwelling units shall meet the requirements for a newly constructed building.

CBC section 903.2.20.4 is added to read as follows: *"Remodels, alterations, or repairs. For remodels, alterations or repairs to an existing building involving demolition, removal or repair of more than 50% of the structure, the building shall meet the requirements for a newly constructed building. For the purpose of this section, the following criteria shall be considered in the 50% threshold evaluation:*

- 1. The removal or demolition of more than 50% of the exterior weight-bearing walls.
Or,*
- 2. Removal of the roof structure (to include removal of the roof structure framing, sheathing and roof covering, of a building including but not limited to: rafters, trusses, beams, purlins). Or,*
- 3. Removal of interior tenant improvements on a commercial building which reduces the building to a "shell" condition shall require the future build-out to comply with fire sprinkler requirements.*

Exceptions:

- 1. Alterations or additions made solely for the purpose of complying with the Americans with Disabilities Act.*
- 2. Whenever there are practical difficulties involved the fire code official shall have the authority to grant modifications in individual cases provided the modifications do not lessen the health, life and fire safety requirements as permitted in Section 104.8.*
- 3. Alterations or repairs solely for the purpose of seismic retrofit."*

CBC section 903.2.20.5 is added to read as follows: *"Changes of occupancy. Any change of occupancy when the proposed new occupancy classification, as determined by the fire code official is more hazardous based on fire and life safety risk including the conversion of residential buildings to condominiums shall require the building to meet the requirements for a newly constructed building."*

CBC section 903.2.20.6 is added to read as follows: *"Elevation of existing buildings. An automatic fire extinguishing system shall be installed throughout all existing buildings when the*

building is elevated to: three or more stories, or more than 35 feet in height, from grade to the exposed roof.

Exception: An automatic fire-extinguishing system need not be provided when the area above 35 feet is provided for aesthetic purposes only and is a non-habitable space."

CBC section 903.3 is amended as follows: ***“Installation requirements.*** *Sprinkler systems shall be installed in accordance with NFPA 13, NFPA 13R if approved by the fire code official and NFPA 13D as adopted by City Standards.”*

CBC sections 903.3.1 is amended as follows: ***“Design criteria.*** *Fire sprinkler systems installed in buildings of an undetermined use shall be designed and installed to have a design density of .33 gallons per minute per square foot over a minimum design area of 3000 square feet. Where a subsequent occupancy change requires a system with greater capacity, it shall be the building owner’s responsibility to upgrade the system to the required density.”*

CBC section 903.3.7 is amended to read as follows: ***“Fire department connections.*** *The location of fire department connections (FDC’s) shall be approved by the fire code official. Approved locking caps shall be provided on all newly installed FDC’s and on any existing FDC’s found to be vandalized.”*

CBC section 903.4 is amended to read as follows: ***“Sprinkler system monitoring and alarms.*** *Except for Group R, Division 3 Occupancies, 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.”*

CBC section 903.4.1 is amended to read as follows: ***“Signals.*** *Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station, remote supervising station or proprietary supervising station as defined in NFPA 72, or when approved by the fire code official, shall sound an audible alarm at a constantly attended location.”*

CBC section 903.4.2 is amended to read as follows: ***“Alarms.*** *Every fire alarm system installed for the purpose of evacuation, including those systems activated solely by fire sprinkler systems shall be designed so that all occupants of the building shall be notified audibly and visually.”*

CBC section 905.3.1 is amended to read as follows: ***“Building height.*** *Standpipes shall be installed in buildings three stories or more in height, with approved outlets on each floor above or below grade and the roof. Said outlets may be connected to the building’s fire sprinkler system.”*

CBC section 905.9 Exception 2 is deleted.

CBC section 907.2.8.1 Exception 2.2 is amended to read as follows: "*Manual fire alarm system. Notification devices installed in the common areas serving the residential units shall operate upon sprinkler water flow or manual station activation.*"

CBC section 1503.4.4 is added to read: "*Lot to lot drainage is prohibited. Exception: Lot to lot drainage is permitted providing that there is a drainage easement on file with the Sonoma County Recorder's Office or a common drainage facility is installed as part of a subdivision improvement plan.*"

CBC Appendix J, a new section J104.1.1 is added to read:

GRADING PERMIT REQUIREMENTS

Grading Designation. *Grading in excess of 5,000 cubic yards (3825 m³) shall be performed in accordance with the approved grading plan prepared by a civil engineer, and shall be designated as "engineered grading." Grading involving less than 5,000 cubic yards (3825 m³) shall be designated "regular grading" unless the permittee chooses to have the grading performed as engineered grading, or the building official determines that special conditions or unusual hazards exist, in which case grading shall conform to the requirements for engineered grading.*

Engineered Grading Requirements. *Application for a grading permit shall be accompanied by two sets of plans and specifications, and supporting data consisting of a soils engineering report and engineering geology report. The plans and specifications shall be prepared and signed by an individual licensed by the state to prepare such plans or specifications when required by the building official.*

Specifications shall contain information covering construction and material requirements.

Plans shall be drawn to scale upon substantial paper or cloth and shall be of sufficient clarity to indicate the nature and extent of the work proposed and show in detail that the work will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations. The first sheet of each set of plans shall give the location of the work, the name and address of the owner, and the person by whom they were prepared.

The plans shall include the following information:

- 1. General vicinity of the proposed site.*
- 2. Property limits and accurate contours of existing ground and details of terrain and area drainage.*
- 3. Limiting dimensions, elevations or finish contours to be achieved by the grading, and proposed drainage channels and related construction.*

4. *Detailed plans of all surface and subsurface drainage devices, walls, cribbing, dams and other protective devices to be constructed with, or as a part of, the proposed work, together with a map showing the drainage area and the estimated runoff of the area served by any drains.*
5. *Location of any buildings or structures on the property where the work is to be performed and the location of any buildings or structures on land of adjacent owners that are within 15 feet (4572 mm) of the property or that may be affected by the proposed grading operations.*
6. *Recommendations included in the soils engineering report and the engineering geology report shall be incorporated in the grading plans or specifications. When approved by the building official, specific recommendations contained in the soils engineering report and the engineering geology report, that are applicable to grading, may be included by reference.*
7. *The dates of the soils engineering and engineering geology reports together with the names, addresses and phone numbers of the firms or individuals who prepared the reports.*

Regular Grading Requirements. *Each application for a grading permit shall be accompanied by a plan in sufficient clarity to indicate the nature and extent of the work to be performed. The plans shall give the location of the work, the name of the owner and the name of the person who prepared the plan. The plan shall include the following information:*

1. *General vicinity of the proposed site.*
2. *Limiting dimensions and depth of cut and fill.*
3. *Location of any buildings or structures where work is to be performed, and the location of any buildings or structures within 15 feet (4572 mm) of the proposed grading.*

The building official may require that grading operations and project designs be modified if delays occur that subsequently experience weather-generated problems not considered at the time the permit was issued. The building official may require professional inspection and testing by the soils engineer. When the building official has cause to believe that geologic factors may be involved, the grading will be required to conform to engineered grading.

15.04.040. Violations - Penalty

A. Every person who violates any provision of this chapter shall be guilty of a misdemeanor, punishable by a fine of not more than \$1,000.00 and/or imprisonment of up to six (6) months. A person is guilty of a separate offense for each day during which he/she commits, or continues or permits a violation of this chapter, or each time he/she disobeys a valid order of an enforcement officer.

B. In addition to any other enforcement remedies available to the City under any applicable state or federal statute or pursuant to any other lawful power the City may possess, any violation of this chapter may be prosecuted or enforced as a nuisance pursuant to City of Healdsburg Municipal Code section 1.12. The City may also prosecute or enforce violations of this chapter as a criminal offense or by civil court action, prosecuted by the City attorney in the name of the City or in the name of the people of the State of California, by seeking the appointment of a receiver, or in any other manner provided by law.

Chapter 15.16, "Green Building Program" is hereby adopted, to read as follows

15.16.010 Codes adopted

The California Green Building Standards Code 2013 Edition including, Appendix Chapter A-4 as amended and Appendix Chapter A-5 as amended, promulgated and published by the International Code Council.

15.16.020 California Green Building Code amendments

A. Chapter 1, Administration, Section 101.3, Scope, is amended to read as follows:
The provisions of this code shall apply to the planning, design, operation, construction, use and occupancy of every newly constructed building or structures including the following:

Residential construction

- Construction of single-family, secondary and multi-family dwellings
- Non-residential construction, which includes commercial, industrial and public projects
- Construction of non-residential buildings.
- Additions of 5,000 square feet or more of conditioned space to non-residential buildings.
- Conversion of 5,000 square feet or more of unconditioned non-residential space to conditioned space.
- Reconstruction of residential buildings of any size.
- Reconstruction of non-residential buildings containing 5,000 square feet or more.

The provisions of appendix Chapter A-4 Tier I shall apply to all new residential construction over 3,000 square feet in area. The provisions of appendix Chapter A-5 Tier I shall apply to all new non-residential construction over 10,000 square feet in area.

CalGreen Appendix Chapter 4 Division 4.2 is deleted
CalGreen Appendix Chapter 5 Division 5.2 is deleted

SECTION 4. COMPLIANCE WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT

The City Council finds that this Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines because it has no potential for resulting in physical change to the environment, directly or indirectly.

SECTION 5. SEVERABILITY

If any provision of this Ordinance or the application thereof to any person or circumstances is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction or preempted by state legislation, such decision or legislation shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each and every section, subsection, sentence, clause or phrase hereof not declared invalid or unconstitutional without regard to any such decision or preemptive legislation.

SECTION 6. EFFECTIVE DATE AND PUBLICATION

This ordinance of the City of Healdsburg shall be effective thirty (30) days after the date of its passage and its provisions shall become applicable on January 1, 2014. Before the expiration of fifteen (15) days after its passage, this ordinance, or a summary thereof as provided in California Government Code Section 36933, shall be published at least once in a newspaper of general circulation published and circulated in the City of Healdsburg, along with the names of the members of the City Council voting for and against its passage.

INTRODUCED by the City Council of the City of Healdsburg on the 4th day of November, 2013, and PASSED and APPROVED on the 2nd day of December, 2013, by the following vote:

AYES: Councilmembers: (5) Chambers, McCaffery, Plass, Wood and Mayor Jones

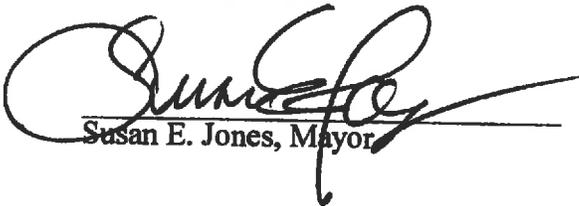
NOES: Councilmembers: (0) None

ABSENT: Councilmembers: (0) None

ABSTAINING: Councilmembers: (0) None

SO ORDERED:

ATTEST:



Susan E. Jones, Mayor



Maria Curiel, City Clerk

Dated: December 3, 2013