

**BUILDING STANDARDS COMMISSION**

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



January 8, 2014

Marc Donohue  
Deputy City Clerk  
City of Laguna Woods  
24264 El Toro Road  
Laguna Woods, CA 92637

RE: Ordinance #13-05

Dear Mr. Donohue:

This letter is to advise you of our determination regarding the referenced ordinance with express findings received from your agency on December 2, 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



**CITY of LAGUNA WOODS**

RECEIVED  
2013 DEC -2 P 1:58  
CALIFORNIA BUILDING  
STANDARDS COMMISSION

**Robert B. Ring**  
*Mayor*

**Milt Robbins**  
*Mayor Pro Tem*

**Cynthia Conners**  
*Councilmember*

**Bert Hack**  
*Councilmember*

**Noel Hatch**  
*Councilmember*

**Christopher Macon**  
*City Manager*

November 25, 2013

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

Dear Mr. McGowan:

Enclosed is our signed and fully executed resolution and ordinance pertaining to the 2013 California Building Code updates. You can reach me at (949) 639-0515 or [mdonohue@lagunawoodscity.org](mailto:mdonohue@lagunawoodscity.org) if you have any questions.

Sincerely,

**Marc Donohue**  
Deputy City Clerk

Enclosures

## **RESOLUTION NO. 13-21**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, SETTING FORTH FINDINGS WITH RESPECT TO LOCAL CONDITIONS WITHIN THE CITY THAT JUSTIFY CERTAIN MODIFICATIONS AND CHANGES TO THE CALIFORNIA BUILDING CODE, THE CALIFORNIA FIRE CODE, THE CALIFORNIA PLUMBING CODE, THE CALIFORNIA MECHANICAL CODE, THE CALIFORNIA ELECTRICAL CODE, THE CALIFORNIA RESIDENTIAL CODE, AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE**

**WHEREAS**, California Health and Safety Code Section 17958 provides that the City of Laguna Woods shall adopt ordinances and regulations imposing the same or modified or changed requirements as are contained in the regulations adopted by the State of California pursuant to California Health and Safety Code Section 17922; and

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

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

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

**WHEREAS**, the Building Official has recommended that changes and modifications be made to the Codes and has advised that certain said changes and modifications to the California Building Code, 2013 Edition and the California Plumbing Code, 2013 Edition and the California Mechanical Code, 2013 Edition and the California Electrical Code, 2013 Edition and the California Fire Code, 2013 Edition and the California Residential Code, 2013 Edition and the California

Green Building Standards Code, 2013 Edition are reasonably necessary due to local conditions in the City of Laguna Woods; and

**WHEREAS**, the Orange County Fire Authority has recommended with the Building Official's concurrence that changes and modifications be made to the Codes and has advised that certain said changes and modifications to the California Building Code, 2013 Edition and the California Residential Code, 2013 Edition and the California Fire Code, 2013 Edition are reasonably necessary due to local conditions in the City of Laguna Woods.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:**

SECTION 1. Amendments related to life and fire safety contained in Sections {403, 412, 501.2, 504, 506.3, 506.4.1, 506.5, 718.3.2, 717.3.3, 718.4.3, 903.2, 903.2.8, 903.4, 905.4, 907.2.13, 907.3.1, 907.5.2.2, 907.6.3.2, 1505.1.3 & .5 & .7, 3109.4.4.1 & .2} of the 2013 Edition of the California Building Code, and Sections {R301.9, R302.6, R309.6, R313.1 & .2, R313.3.6.2.2, R319, R327.1.6, R403.1.6, R403.1.6.1, R405.1, R902.1 7 .1.3 & .2, R1001.13 & 14 & 14.1 & 14.2} of the 2013 Edition of the California Residential Code, and Section {310.10} of the 2013 Edition of the California Electrical Code, as recommended by the Building Official are hereby found to be reasonably necessary due to the following local conditions:

**A. Climatic Conditions**

1. Hot, dry Santa Ana winds are common to all areas within the City of Laguna Woods and Orange County in general. These winds, which can cause small fires to spread quickly, are a contributing factor to the high fire danger in the area, and create the need for an increased level of fire protection. This added protection will supplement normal fire department response available and provide immediate protection for life and safety of multiple occupants during fire occurrences.
2. Orange County and the City of Laguna Woods are located in a semi-arid Mediterranean type climate which predisposes all fuels, including wood shingles, to rapid ignition and spread of fire. Therefore, there exists a need for additional fire protection measures.
3. The warm, dry climate is conducive to swimming pools which creates a higher probability of child drowning where pools are unprotected.

## B. Geologic Conditions

1. Orange County and the City of Laguna Woods are located in a highly active seismic area. There are earthquake faults that run along both the northeastern and southwestern boundaries of Orange County. The Newport-Inglewood Fault Zone (NIFZ) which runs through Orange County was the source of the destructive 1933 Long Beach earthquake (6.3 magnitude, hypocenter off Newport Beach coast), which took 120 lives, with areas damaged from Laguna Beach to Marina del Rey and inland to Whittier, and poses one of the greatest hazards to lives and property in the nation. Regional planning for reoccurrence is recommended by the State of California, Department of Conservation. There was also an earthquake in December 1989, with the epicenter located near the City of Irvine. The fault on which this quake occurred was unknown prior to this activity. The October 17, 1989, Santa Cruz earthquake resulted in only one major San Francisco fire in the Marina district, but when combined with the 34 other fires and over 500 responses, the department was taxed to its full capabilities. The Marina fire was difficult to contain because mains supplying water to the district burst during the earthquake. If more fires had been ignited by the earthquake, it would have been difficult for the fire department to contain them. Experts predict a major earthquake in our area within the next 50 years. This situation creates the need for both additional fire protection measures and automatic on-site fire protection for building occupants since a multitude of fires may result from breakage of gas and electric lines as a result of an earthquake. As noted by "Planning Scenario on a Major Earthquake on the Newport-Inglewood Fault Zone, 1988, State Department of Conservation," page 59, "unfortunately, barely meeting the minimum earthquake standards of building codes places a building on the verge of being legally unsafe."
2. Traffic and circulation congestion presently existing in the City of Laguna Woods often places fire department response time to fire occurrences at risk. This condition will be exacerbated by any major disaster, including any earthquake wherein damage to the highway system will occur. This condition makes the need for additional on-site protection for property occupants necessary.
3. Placement of multiple occupancy buildings, location of arterial roads, and fire department staffing constraints due to recent revenue-limiting state legislation have made it difficult for the fire department to locate additional fire stations and provide manpower sufficient to concentrate fire companies

and personnel to control fires in high density apartment or condominium buildings. Fire Department equipment does not allow easy access to areas of buildings greater than 55 feet above the level of Fire Department vehicle access. These conditions create the need for built-in on-site fire protection systems to protect occupants and property until fire fighting apparatus and personnel arrive on the scene.

The City of Laguna Woods is located in an area subject to a climatic condition of high winds and low humidity. This combination of events creates an environment, which is conducive to rapidly spreading fires. Control of such fires requires rapid response. Obstacles generated by a strong wind, such as fallen trees, street lights and utility poles, and the requirement to climb 75 feet vertically up flights of stairs will greatly impact the response time to reach an incident scene. Additionally, Section 6, Figure 6-2 of ASCE 7 identifies a significant increase in the amount of wind force at 60 feet above the ground. Use of aerial type fire fighting apparatus above this height would place rescue personnel at increased risk of injury.

The City of Laguna Woods is located in the middle of the seismically active area. The viability of the public water system would be questionable at best after a major seismic event. This would leave tall buildings vulnerable to uncontrolled fires due to a lack of available water and an inability to pump sufficient quantities of any available water to floors above the 55-foot level. A severe seismic event has the potential to negatively impact any rescue or fire suppression activities because it is likely to create obstacles similar to those indicated under the high wind section above. With the probability of strong aftershocks there exists a need to provide increased protection for anyone on upper floors.

4. Untreated wood roofs cause or contribute to serious fire hazard and to the rapid spread of fires when such fires are accompanied by high winds. Pieces of burning wooden roofs become flying brands and are carried by the wind to other locations and thereby spread fire quickly. Recent Grand Jury Report findings support this concern.

Additional amendments have been made to Codes. On the recommendation of the Building Official, such amendments are hereby found to be either administrative or procedural in nature or concern themselves with subjects not covered in such Codes. The changes made include clarifications and provisions making each of said Codes compatible with other Codes enforced by the City.

SECTION 2. Amendments to the 2013 Edition of the California Codes are found

reasonably necessary based on the climatic and/or geologic conditions cited in Section 1 of this resolution and are listed as follows (complete regulations are contained in Ordinance 13-05):

**2013 California Building Code (CBC)  
Laguna Woods Local Summary Sheet**

<b>Title 10 Chapter 08 Section-</b>	<b>CBC Chapter or Section</b>	<b>Summary</b>	<b>Findings A,B</b>
010		Adoption	Administrative
020	Chapter 1	Administrative Provisions	Administrative
030	202	Definition "Sunroom", "Flow-line", "Hazardous Fire Area"	Administrative
040	403	Define High-Rise Buildings	A-1 B-2,3
050	412	EHLF	B-1,2,3
060	501.2	Premises Identification	Administrative
070	504.2, 506.3, 506.4.1, 506.5	Building Height and Area Increase	A-1 B-1,2,3
080	718.3.2 & .3	Draftstops Floors	A-1 B-1,2,3
090	718.4.3	Draftstops Attics	A-1 B-1,2,3
100	903.2	Sprinklers Required	A-1 B-1,2,3
110	903.2.8	Sprinklers Required Residential	A-1 B-1,2,3
120	903.4	Sprinkler Supervision and Alarms	Administrative
130	905.4	Location of Class 1 Standpipe	A-1 B-1,2,3
140	907.2.13	High-Rise Buildings Over 55 Feet	A-1 B-1,2,3
150	907.3.1	Duct Smoke Detectors	A-1 B-1,2,3
160	907.5.2.2	Emergency Voice/Alarm Communication Systems	A-1 B-1,2,3
170	907.6.3.2	High-Rise Buildings	A-1 B-1,2,3
180	Table 1505.1	Minimum Roof Coverings Classifications	A-1,2 B-2,4
190	1505.1.3	Roof Coverings Within all Areas	A-1,2 B-2,4
200	1505.5 & .7	Non-classified and Special Purpose Roofs	A-1,2 B-2,4
210	3109.4.4.1	Private Pool	A-3
220	3109.4.4.2	Construction Permit; Safety Features Required	A-3
230	Chapter 35	Reference Standards	Administrative

**2013 California Residential Code (CRC)  
Laguna Woods Local Summary Sheet**

<b>Title 10 Chapter 22 Section-</b>	<b>CRC Chapter or Section</b>	<b>Summary</b>	<b>Findings A, B</b>
010		Adoption	Administrative

020	Chapter 1	Administrative Provisions	Administrative
030	R202	Definitions	Administrative
040	Table R301.2(1)	Climatic and Geographic Design Criteria	Administrative
050	R301.9	Development on or near combustible or flammable liquids, gasses or vapors	A-1,2 B-2,3,4
060	R301.10	Fuel Modification for New Construction	A-1,2 B-2,4
070	R302.6	Dwelling/Garage and/or Carport Separation	A-1,2 B-2,3
080	R309.6	Sprinklers in Garages	A-1,2 B-2,3
090	R313.1	Townhouse Automatic Fire Sprinklers Systems	A-1,2 B-2,3
100	R313.2	One and Two Family Fire Sprinklers Systems	A-1,2 B-2,3
110	R313.3.6.22	Calculations for Sprinkler Systems	A-1,2 B2,3
120	R309	Site Addresses	Administrative
130	R327.1.6	Fuel Modification for New Construction	A-1,2 B-2,4
140	R403.1.3	Seismic Reinforcement	B-1
150	R403.1.6.1	Foundation Anchorage	B-1
160	R405.1	Concrete and Masonry Foundation Drainage	B-1
170	R902.1	Roofing Covering Materials	A-1,2 B-2,4
180	R902.1.3	Roof Coverings within all Other Areas	A-1,2 B-2,4
190	902.2	Fire-retardant-treated Shingles and Shakes	A-1,2 B-2,4
200	1001.13, .14, .14.1, .14.2	Spark Arrestors and Outdoor Fire Areas	A-1,2 B-2,3
210	Chapter 44	Reference Standards	Administrative

**2013 California Plumbing Code (CPC)  
Laguna Woods Local Summary Sheet**

<b>Title 10 Chapter 16 Section-</b>	<b>CPC Chapter or Section</b>	<b>Summary</b>	<b>Findings</b>
010		Adoption	Administrative
020	Chapter 1	Administrative Provisions	Administrative

**2013 California Mechanical Code (CMC)  
Laguna Woods Local Summary Sheet**

<b>Title 10 Chapter 14 Section-</b>	<b>CMC Chapter or Section</b>	<b>Summary</b>	<b>Findings</b>
010		Adoption	Administrative
020	Chapter 1	Administrative Provisions	Administrative

**2013 California Electrical Code (CEC)  
Laguna Woods Local Summary Sheet**

Title 10 Chapter 10 Section-	CEC Article or Section	Summary	Findings A,B
010		Adoption	Administrative
020	Article 89	Administrative Provisions	Administrative
030	310.10	Uses Permitted	A-1 B-1

**2013 California Green Building Standards Code (CGBSC)  
Laguna Woods Local Summary Sheet**

Title 10 Chapter 24 Section-	CGBSC Chapter or Section	Summary	Findings
010		Adoption	Administrative
020	Chapter 1	Administrative Provisions	Administrative

**Administrative Provisions  
Laguna Woods Local Summary Sheet**

Title 10 Chapter 05 Section-	Administrative Provisions Chapter or Section	Summary	Findings
010		Adoption	Administrative
020	All	Administrative Provisions	Administrative

**SECTION 3.** Amendments related to fire and life-safety contained in Sections {304.1.2, 305.5, 3.5.6, 319 through 326, 503.2.1, 503.2.1.1, 505.1, 510.1, 510.2 to 510.6, 608.1, 608.10, 903.2, 903.2.8, 903.3.5.3, 903.4, 905.4, 907.3.1, 907.5.2.2, 907.6.3.2, 907.6.5, 2008.1 to 2008.11, 2801.2, 2808.2, 2808.3, 2808.7, 2808.9, 2808.11, 4906.3, 4908, 5001.5.2, 5003.1.1, 5003.5, 5503.4.1, 5601.2, 5601.3, 5602, 5608.1, 5608.2, 5704.2.3.2, 6004.2.2.7, and Chapter 80 – Reference Standards} as recommended by the Orange County Fire Authority are hereby found to be reasonably necessary due to the following local conditions.

**A. Climatic Conditions**

1. The jurisdiction of Laguna Woods is located in a semi-arid Mediterranean type climate. It annually experiences extended periods of high temperatures with little or no precipitation. Hot, dry (Santa Ana) winds, which may reach speeds of 70 M.P.H. or greater, are also common to the area. These climatic conditions cause extreme drying of vegetation and common building

materials. Frequent periods of drought and low humidity add to the fire danger. This predisposes the area to large destructive fires (conflagration). In addition to directly damaging or destroying buildings, these fires are also prone to disrupt utility services throughout the County. Obstacles generated by a strong wind, such as fallen trees, street lights and utility poles, and the requirement to climb 75 feet vertically up flights of stairs will greatly impact the response time to reach an incident scene. Additionally, there is a significant increase in the amount of wind force at 60 feet above the ground. Use of aerial type fire fighting apparatus above this height would place rescue personnel at increased risk of injury.

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

#### B. Topographic conditions

1. Natural; slopes of 15 percent or greater generally occur throughout the foothills of Orange County. The elevation change cause by the hills creates the geological foundation on which communities with Orange County is built and will continue to build. With much of the populated flatlands already built upon, future growth will occur on steeper slopes and greater constraints in terrain.
2. Traffic and circulation congestion is an artificially created, obstructive topographical condition, which is common throughout Orange County.
3. These topographical conditions combine to create a situation, which places fire department response time to fire occurrences at risk, and makes it necessary to provide automatic on-site fire-extinguishing systems and other protection measures to protect occupants and property.

#### C. Geologic Conditions

1. The Orange County region is a densely populated area that has buildings constructed over and near a vast and complex network of faults that are believed to be capable of producing future earthquakes similar or greater in size that the 1994 Northridge and the 1971 Sylmar earthquakes. Earthquake faults run along the northeast and southwest boundaries of Orange County. The Newport-Inglewood Fault, located within Orange County was the source of the destructive 1933 Long Beach earthquake (6.3 magnitude) which took 120 lives and damaged buildings in an area from Laguna Beach to Marina Del Rey to Whittier. In December 1989, another earthquake occurred in the jurisdiction of Irvine at an unknown fault line. Regional planning for reoccurrence of earthquakes is recommended by the state of California, Department of Conservation.
2. Previous earthquakes have been accompanied by disruption of traffic flow and fires. A severe seismic event has the potential to negatively impact any rescue or fire suppression activities because it is likely to create obstacles similar to those indicated under the high wind section above. With the probability of strong aftershocks there exists a need to provide increased protection for anyone on upper floors of buildings. The October 17, 1989, Santa Cruz earthquake resulted in one major fire in the Marina District (San Francisco). When combined with the 34 other fires locally and over 500 responses, the department was taxed to its fullest capabilities. The Marina fire was difficult to contain because mains supplying water to the district burst during the earthquake. This situation creates the need for both

additional fire protection and automatic on-site fire protection for building occupants. State Department of Conservation noted in their 1988 report (Planning Scenario on a Major Earthquake on the Newport-Inglewood Fault Zone, page 59), “unfortunately, barely meeting the minimum earthquake standards of building codes places a building on the verge of being legally unsafe.”

3. Road circulation features located throughout the County also make amendments reasonably necessary. Located through the County are major roadways, highways and flood control channels that create barriers and slow response times. Hills, slopes, street and storm drain design accompanies with occasional heavy rainfall, causes roadway flooding and landslides and at times may make an emergency access route impassable. There are areas in Orange County that naturally have extended emergency response times that exceed the 5 minute goal.
4. Soils throughout the County possess corrosive properties that reduce the expected usable life of water services when metallic pipes in contact with soils are utilized.
5. Portions so of the County contain active or former oil production fields. These areas contain a variety of naturally occurring gasses, liquids and vapors. These compounds present toxicity or flammability hazards to building occupants. Evaluation of these hazards and the risks they pose to development is necessary implement appropriate mitigation.
6. Due to the topographical conditions of sprawling development separated by waterways and narrow and congested streets and the expected infrastructure damage inherent in seismic zone described above, it is prudent to rely on automatic fire sprinkler systems to mitigate extended fire department response time and keep fires manageable with reduced fire flow (water) requirements for a given structures. Additional fire protection is also justified to match the current resources of firefighting equipment and personnel within the Orange County Fire Authority.

SECTION 4. Amendments to the 2013 Edition of the California Fire Code are found reasonable and necessary based on the climatic and/or geographic conditions cited in section 3 of this resolution and are listed as follows (complete regulations are contained in Ordinance No. 13-05):

**2013 California Fire Code (CFC)  
Laguna Woods Local Summary Sheet**

Title 10 Chapter 12 Section-	CFC Chapter or Section	TITLE (Clarification)	FINDINGS I,II,III
010		Adoption	
020		Enforcement	Administrative
030	109.4 109.4.2 109.4.3	Violation penalties Infraction Misdemeanor	Administrative
040	202	General definitions	Administrative
050	304.1.2	OCFA vegetation management guideline	I & II
060	305.5	Chimney spark arrestors	I & II
170	305.6, 305.6.1, 305.6.2, 305.6.3	Outdoor fires	I & II
080	319	Development on or near land containing or emitting toxic, combustible or flammable liquids, gases or vapors	III
090	320	Fuel modification requirements for new construction	I & II
100	321	Clearance of brush or vegetation growth from roadways	I & II
110	322	Unusual circumstances	Administrative
120	323	Use of equipment	Administrative
130	323.1	Spark arrestors	I & II
140	324	Restricted entry (In hazardous area)	Administrative
150	325	Trespassing on posted property	Administrative
160	326	Sky Lanterns	I & II
170	503.2.1	Dimensions (Fire Lanes)	I & II
180	503.2.1.1	Hazardous fire area	I & II
190	505.1	Address Identification	Administrative
200	510.1, 510.1.1; 510.1.2	Emergency responder radio coverage in buildings	Administrative
210	510.2, 510.3, 510.4, 510.5, 510.6	Radio signal strength	Administrative
220	608.1	Scope (Battery Systems)	Administrative
230	608.10	Indoor charging of electric carts/cars	III-A
240	903.2	Where required (Sprinklers)	II & III-B
250	903.2.8	Group R (Sprinklers)	II-B & III-B
260	903.3.5.3	Hydraulic calculated systems	I & II
270	903.4	Sprinkler system supervision and alarms (of valves)	III-A

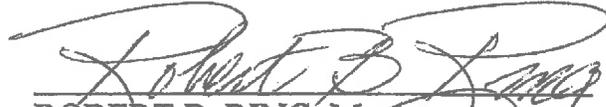
280	905.4	Location of Class I standpipe hose connections	III-A
290	907.2.13	High-rise buildings (Alarm Systems)	Administrative
300	907.3.1	Duct smoke detectors	III-A
310	907.5.2.2	Emergency voice/alarm communication system	II & III-A
320	907.6.3.2	High-rise buildings	Administrative
330	907.6.5	Monitoring	Administrative
340	2008.1. thru 2008.1.11	Emergency Helicopter Landing Facility	II & III-A
350	2801.2	Permit (Miscellaneous combustible storage)	Administrative
360	2808.2	Storage site	I & II
370	2808.3	Size of piles	I & II
380	2808.7	Pile fire protection	I & II
390	2808.9	Material-handling equipment	I & II
400	2808.11, 2808.11.1, 2808.11.2	Green Waste Monitoring	I & II
410	4906.3(5)	OCFA vegetation management guidelines	Administrative
420	4908	Fuel modification requirements for new construction	I-A & II
430	5001.5.2	Hazardous materials inventory statement (HMIS)	Administrative
440	5003.1.1(1) 5003.1.1.1	Maximum allowable quantity per control area Extremely hazardous substances	III & III
450	5003.5	Hazard identification signs	Administrative
460	5503.4.1	Identification signs (Cryogenic Fluid)	Administrative
470	5601.2	Retail fireworks	Administrative
480	5601.3	Seizure of fireworks	Administrative
490	5602	Explosions and blasting	Administrative
500	5608.1	Displays (Fireworks)	Administrative
510	5608.2	Firing (Fireworks)	Administrative
520	5704.2.3.2	Label or placard (Flammable/Combustible liquid)	Administrative
530	6004.2.2.7	Treatment systems (Highly toxic & toxic material)	II & III
540	Chapter 80	Reference Standards	
		2010 NFPA 13 (Sprinkler Systems)	Admin, II & III
		2010 NFPA 13-R (Multi-Family Sprinkler Systems)	II & III
		2010 NFPA 13-D (Single Family Sprinkler Systems)	II & III
		2007 NFPA 14 (Standpipe Systems)	II & III
		2010 NFPA 24 (Underground Water Supply Systems)	II & III
		2010 NFPA 72 (Fire Alarm Systems)	Admin & II

**SECTION 5.** The Building Official is hereby directed to file copies of Resolution

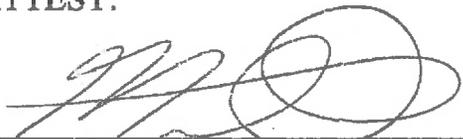
No. 13-21 and Ordinance No. 13-05 with the California Building Standards Commission as required by California Health and Safety Code Section 17958.7.

SECTION 6. The Deputy City Clerk shall certify to the adoption of this resolution.

PASSED, APPROVED AND ADOPTED ON this 20<sup>th</sup> day of November 2013.

  
\_\_\_\_\_  
ROBERT B. RING, Mayor

ATTEST:

  
\_\_\_\_\_  
MARC DONOHUE, Deputy City Clerk

STATE OF CALIFORNIA     )  
COUNTY OF ORANGE     ) ss.  
CITY OF LAGUNA WOODS   )

I, MARC DONOHUE, Deputy City Clerk of the City of Laguna Woods, do HEREBY CERTIFY that the foregoing **Resolution No. 13-21** was duly adopted by the City Council of the City of Laguna Woods at a regular meeting thereof, held on the 20<sup>th</sup> day of November 2013, by the following vote:

AYES:           COUNCIL MEMBERS: Conners, Hack, Hatch, Robbins, Ring  
NOES:           COUNCIL MEMBERS:  
ABSENT:        COUNCIL MEMBERS:

  
\_\_\_\_\_  
MARC DONOHUE, Deputy City Clerk

**ORDINANCE NO. 13-05**

AN ORDINANCE OF THE CITY OF LAGUNA WOODS, CALIFORNIA AMENDING TITLE 10 OF THE LAGUNA WOODS MUNICIPAL CODE BY ADOPTING BUILDING AND SAFETY ADMINISTRATIVE PROVISIONS, BY REFERENCE THE 2013 EDITIONS OF THE CALIFORNIA BUILDING, FIRE, RESIDENTIAL, PLUMBING, ELECTRICAL, MECHANICAL AND GREEN BUILDING STANDARDS CODES, AND RELATED MODEL AND UNIFORM CODES, WITH REFERENCE STANDARDS, APPENDICES AND AMENDMENTS THERETO

**THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:**

**SECTION 1.** Chapters 10.08, 10.10, 10.12, 10.14, 10.16, 10.22 and 10.24 of Title 10 (Buildings and Construction) of the Laguna Woods Municipal Code adopting by reference the 2010 edition of the California Building Code, Volume 1 and 2 including Chapter I, Division II Administration and Appendix I, based on the 2009 edition of the International Building Code, as published by the International Code Council, 2010 edition of the California Electrical Code, based on the 2008 edition of the National Electrical Code, as published by the National Fire Protection Association, 2010 edition of the California Plumbing Code, and the 2010 edition of the California Mechanical Code, based on the 2009 editions of the Uniform Plumbing Code, and the 2009 Uniform Mechanical Code, as published by the International Association of Plumbing and Mechanical Officials, 2010 edition of the California Fire Code, based on the 2009 edition of the International Fire Code, as published by the International Code Council, 2010 edition of the California Residential Code, based on the 2009 edition of the International Residential Code, as published by the International Code Council, and the 2010 California Green Building Standards Code, are hereby repealed in their entirety; provided however, that such repeal shall not affect or excuse any violation of any of said codes occurring prior to the effective date of this ordinance.

**SECTION 2.** Chapter 10.05 (Building Administrative Provisions) is hereby added to Title 10 (Buildings and Construction) of the Laguna Woods Municipal Code as follows:

**CHAPTER 10.05. BUILDING ADMINISTRATIVE PROVISIONS**

- Sec. 10.05.010. - Section 101 general.
- Sec. 10.05.020. - Section 102 applicability.
- Sec. 10.05.030. - Section 103 building division.
- Sec. 10.05.040. - Section 104 duties and powers of building official.
- Sec. 10.05.050. - Section 105 permits.
- Sec. 10.05.060. - Section 106 construction documents.
- Sec. 10.05.070. - Section 107 temporary structures and uses.
- Sec. 10.05.080. - Section 108 fees.
- Sec. 10.05.090. - Section 109 inspections.
- Sec. 10.05.100. - Section 110 certificate of occupancy.
- Sec. 10.05.110. - Section 111 service utilities.

- Sec. 10.05.120. - Section 112 board of appeals.  
Sec. 10.05.130. - Section 113 violations and penalties.  
Sec. 10.05.140. - Section 114 stop work order.  
Sec. 10.05.150. - Section 115 unsafe structures and buildings.

**Sec. 10.05.010. - Adoption of building administrative provisions.**

(a) The City Council of the City of Laguna Woods hereby adopts building administrative provisions for the use of the California Building Codes set forth in Title 10 (Buildings and Construction) of the Laguna Woods Municipal Code, and when referenced by other City of Laguna Woods Municipal Codes. Said building administrative provisions are adopted and incorporated as if fully set forth herein. Not less than one copy of the building administrative provisions is filed with the Office of the City Clerk and available for public inspection.

(b) The purpose of these administrative provisions is to provide authority to the Building Division and guidance for the implementation to regulate construction so as to provide protection for life and property.

**Sec. 10.05.020. - Section 101 general.**

**101.1 Title.** These regulations shall be known as the Building Administrative Provisions of the California Building Codes of the State of California, hereinafter referred to as "the code" or "the codes."

**101.2 Scope.** The provisions of the codes shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, used and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

The provisions of this chapter are utilized by the Grading Code, except where specific administrative provisions are outlined within the Grading Code.

**101.2.1 Appendices.** Provisions in the appendices of the codes, shall not apply unless specifically adopted.

**101.3 Intent.** The purpose of the codes is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to firefighters and emergency responders during emergency operations.

**101.4 Referenced codes.** Codes listed in Sections 101.4.1 through 101.4.10 and referenced elsewhere in the codes shall be considered part of the requirements of the codes to the prescribed extent of each such reference.

**101.4.1 Building Code.** The provision of the California Building Code shall apply to all

buildings and structures other than those meeting the scoping limitations contained in the California Residential Code.

**101.4.2 Residential Code.** The provisions of the California Residential Code shall apply to detached one and two family dwellings and multiple single-family dwellings (townhomes) not more than three stories above grade plane in height with a separate means of egress and their accessory structures.

**101.4.3 Electrical Code.** The provisions of the California Electrical Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

**101.4.4 Mechanical Code.** The provisions of the California Mechanical Code shall apply to the installation, alterations, repairs and replacement of residential and commercial mechanical and gas systems, including equipment, appliances, fixtures, fittings and for appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems. Where there is a conflict between the California Mechanical and Plumbing Codes, as related to chapters for gas or fuel, the provisions provided in the Plumbing Code shall prevail.

**101.4.5 Plumbing Code.** The provisions of the California Plumbing Code shall apply to the installation, alteration, repair, replacement of plumbing systems and gas delivery systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. The provisions of the California Plumbing Code shall apply to private sewage disposal systems.

**101.4.6 Energy Code.** The provisions of the California Energy Code, Title 24, Part 6 shall apply to all matters governing the design and construction of buildings for energy efficiency.

**101.4.7 Green Building Standards Code.** The mandatory provisions of the California Green Building Standards Code as adopted in Title 10 Chapter 24 shall apply to all new buildings and structures.

**101.4.8 Property Maintenance Code.** The provisions of the Uniform Housing Code and the City Municipal Code shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

**101.4.9 Grading Code.** The provisions of the Municipal Grading Code as indicated in section 101.2 for excavation, grading, earthwork, fills and embankments performed on private property within this jurisdiction.

**Sec. 10.05.030. - Section 102 applicability.**

**102.1 General.** Where, in any specific case, different sections of the codes specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

**102.2 Other laws.** The provisions of the codes shall not be deemed to nullify any provisions of local, state or federal law.

**102.3 Application of references.** References to chapter or section numbers, or to provisions not specifically identified by number shall be construed to refer to such chapter, section or provision of the codes.

**102.4 Referenced codes and standards.** The codes and standards referenced in the codes shall be considered part of the requirements of the codes to the prescribed extent of each such reference. Where differences occur between provisions of the codes and referenced codes and standards, the provisions of the codes shall apply.

**102.5 Partial invalidity.** In the event that any part or provision of the codes is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

**102.6 Existing structures.** The legal occupancy of any structure existing on the date of adoption of the codes shall be permitted to continue without change, except as is specifically covered in the codes or as is deemed necessary by the Building Official for the general safety and welfare of the occupants and the public.

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

Within individual dwelling units of multi-family dwelling structures, when the value of the reconstruction or renovations within an individual residence equals or exceeds 50 percent of the value of that individual residential system, the entire system shall comply with the code provisions for new construction. Reconstruction or renovations shall include all construction stemming from construction-related permits issued within the last two years for that residence.

Work being performed only for the purposes of seismic upgrade and not in conjunction with other alterations need not be considered as related permits within the last two years.

**Sec. 10.05.040. - Section 103 building division.**

**103.1 Creation of enforcement agency.** The Building Division is hereby created and the official in charge thereof shall be known as the Building Official. The Building Official shall

report to the City Manager or his or her designee.

**103.2 Appointment.** The Building Official shall be appointed by the City Manager.

**103.3 Deputies.** In accordance with the prescribed procedures of the City and with the concurrence of the City Manager, the Building Official shall have the authority to appoint a Deputy Building Official, the related technical officers, inspectors, plan examiners and other agents. Such appointed agents shall have powers as delegated by the Building Official.

**Sec. 10.05.050. - Section 104 duties and powers of building official.**

**104.1 General.** The Building Official is hereby authorized and directed to enforce the provisions of the codes. The Building Official shall have the authority to render interpretations of the codes and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of the codes. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in the codes.

**104.2 Applications and permits.** The Building Official shall receive applications, review construction documents and issue permits for the erection, and alteration, demolition and moving of buildings and structures, grading, inspect the premises for which such permits have been issued and enforce compliance with the provisions of the codes.

**104.3 Notices and orders.** The Building Official shall issue all necessary notices or orders to ensure compliance with the codes.

**104.4 Inspections.** The Building Official shall make all of the required inspections, or the Building Official shall have the authority to accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The Building Official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.

**104.5 Identification.** The Building Official and appointees shall carry proper identification when inspecting structures or premises in the performance of duties under the codes.

**104.6 Right of entry.** Where it is necessary to make an inspection to enforce the provisions of the codes or where the Building Official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of the codes which makes the structure or premises unsafe, dangerous or hazardous, the Building Official is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by the codes, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises is unoccupied, the Building Official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the Building Official shall have recourse to the remedies provided by law to secure

entry.

**104.7 Department records.** The Building Official shall keep official records of applications received, permits and certificates issued, fees collected, reports of inspections, and notices and orders issued. Such records shall be retained in the official records for the period required for retention of public records.

**104.8 Liability.** The Building Official, member of the board of appeals, or employee charged with the enforcement of the codes, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by the codes or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of the codes shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The Building Official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of the codes.

**104.9 Approved materials and equipment.** Materials, equipment and devices approved by the Building Official shall be constructed and installed in accordance with such approval.

**104.10 Used materials and equipment.** The use of used materials which meet the requirements of the codes for new materials is permitted. Used equipment and devices shall not be reused unless approved by the Building Official.

**104.11 Modifications.** Wherever there are practical difficulties involved in carrying out the provisions of the codes, the Building Official shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the Building Official shall first find that special individual reason makes the strict letter of the codes impractical and the modification is in compliance with the intent and purpose of the codes and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the Building Division.

**104.12 Alternative materials, design and methods of construction and equipment.** The provisions of the codes are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by the codes, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved where the Building Official finds that the proposed design is satisfactory and complies with the intent of the provisions of the codes, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in the codes in quality, strength, effectiveness, fire resistance, durability and safety,

**104.13 Evaluation reports.** Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in the codes, shall consist of valid

evaluation reports from approved sources.

**104.14 Tests.** Whenever there is insufficient evidence of compliance with the provisions of the codes, or evidence that a material or method does not conform to the requirements of the codes, or in order to substantiate claims for alternative materials or methods, the Building Official shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in the codes or by other recognized test standards. In the absence of recognized and accepted test methods, the Building Official shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the Building Official for the period required for retention of public records.

**Sec. 10.05.060. - Section 105 permits.**

**105.1 Required.** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, grading on private property, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the codes, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit.

Work performed without permit constitutes a violation and is subject to Section 113 of this Chapter. Upon determination by the Building Official, work performed without permit may constitute an unsafe structure of building.

Incidental structures or improvements of a minor nature may be exempt from the city permit process upon the determination of the Building Official. In place of permits and inspections the Building Official may utilize alternate means, such as certifications, imaging or programs to track and verify compliance.

**105.2 Time based permit.** In lieu of an individual permit for each alteration to an already approved electrical, gas, mechanical or plumbing installation, the Building Official is authorized to issue a permit, valid for a specific time period not exceeding one year, upon application therefore to any person, firm or corporation continually employing one or more professionally licensed or licensed persons in the trade for which the permit is sot, stationed in the building, structure or on the premises owned or operated by the applicant for the permit.

The Building Official may detail additional scope, parameters and conditions of this permit. This permit may be revoked when it is determined by the Building Official that the outlined scope, parameters, conditions or intent of the codes is not upheld by the permittee. The Building Official shall have access to such records at all times and such records shall be filed with the Building Official as designated.

**105.3 Work exempt from permit.** Exemptions from permit requirements of the codes shall not be deemed to grant authorization for any work to be done in any manner in violation of

the provisions of the codes, State laws, ordinances, or established policies of this jurisdiction. Except when otherwise subject to City review and approval or when otherwise required by State or local laws, regulations or standards, permits shall not be required for the following.

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet and conforming to the Zoning Code, Title 13 of the City of Laguna Woods.
2. Masonry walls or fences not over 4 feet high and other walls or fences not over 6 feet high. Walls supporting a surcharge or impounding Class I, II or III A liquids are not exempt from permit.
3. Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall
4. Oil derricks.
5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2:1.
6. Sidewalks and driveways that are not more than 30 inches above adjacent grade, not over any basement or story below, not part of an accessible route and not part of a commercial site.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 18 inches deep, do not exceed 5,000 gallons and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
11. Swings and other playground equipment accessory to detached one-and two-family dwellings.
12. Window awnings supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support of Group R-3 and U occupancies.
13. Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches in height.

14. Wood decks not over 30 inches above surrounding grade or finishes, not attached to a structure, or serving any part of the means of egress.

**Electrical:**

1. Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
2. Radio and television transmitting stations: The provisions of the codes shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.
3. Temporary testing systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

**Gas:**

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

**Mechanical:**

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by the codes.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.

**Plumbing:**

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it

becomes necessary to remove and replace the same with the new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in the codes.

2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

**105.4 Emergency repairs.** Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the Building Official.

**105.5 Repairs.** Application or notice to the Building Official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe. water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

**105.6 Public service agencies.** A permit shall not be required for the installation, alteration or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of public service agencies by established right.

**105.7 Application for permit.** To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the department of building safety for that purpose. Such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by construction documents and other information as required in Section 106.
5. State the valuation of the proposed work.
6. Be signed by the applicant, or the applicant's authorized agent.

7. Give such other data and information as required by the Building Official.

**105.8 Action on application.** The Building Official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, the Building Official shall reject such application in writing, stating the reasons therefore.

No building permit or other similar applicable permit bearing on property development or use including additions, modifications or revisions shall be issued unless and until the review and approval of all other departments and agencies having legal authority for review of construction projects have found the proposed project to be in compliance with all applicable code provisions or entitlements.

When the Building Official is satisfied that the proposed work conforms to the requirements of the codes and laws and ordinances applicable thereto, the Building Official shall issue a permit therefore as soon as practicable.

**105.9 Time limitation of application.** An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the Building Official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Permit applications which are submitted as a result of City enforcement action (e.g., notice of violation) and subsequently not issued within 30 days of filing will be deemed to have expired. The Building Official may authorize the extension of time for justifiable good cause.

**105.10 Permit issuance.** The application, plans, specifications, computations, and other data filed by an applicant for a permit shall be reviewed by the Building Official. Such plans may be reviewed by other City divisions for compliance with any applicable laws and ordinances under their jurisdiction. If the Building Official finds that the work described in an application for a permit and the plans, specifications and other data filed therewith conform to the requirements of the codes and other pertinent laws and ordinances, and that the specified fees have been paid, the permit shall be issued as soon as practicable.

When the Building Official issues the permit where plans are required, they shall endorse in writing or stamp the plans and specifications "APPROVED FOR ISSUANCE." Such approved plans and specifications shall not be changed, modified or altered without authorization from the Building Official, and all work regulated by the codes shall be done in accordance with the approved plans.

The issuance or granting of a permit or approval of plans, specifications, and computations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions the codes or of any other ordinance of the City. Permits presuming to give

authority to violate or cancel the provisions of the codes or other ordinances of the jurisdiction shall not be valid.

The Building Official may issue a permit for the deconstruction of part or all of the building or structure before the entire plans and specifications for the new construction or alteration have been approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of the codes for the deconstruction. The holder of such permit shall proceed at their own risk without assurance that a permit for the reconstruction of the building or structure will be granted.

**105.11 Retention of plans.** One set of approved plans, specifications and computations shall be retained by the Building Official for a period as detailed by governing retention laws and one set of approved plans and specifications shall be returned to the applicant, and said set shall be kept on the project site at all times during which the work authorized thereby is in progress. Additional sets of plans may be retained by governing agencies as determined.

**105.12 Validity of permit.** The issuance or granting of a permit or approval of plans, specifications, and computations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions the codes or of any other ordinance of the City. Permits presuming to give authority to violate or cancel the provisions of the codes or other ordinances of the jurisdiction shall not be valid.

The issuance of a permit based on construction documents and other data shall not prevent the Building Official from requiring the correction of errors in the construction document and other data. The Building Official is also authorized to prevent occupancy or use of a structure where in violation of the codes or of any other ordinances of this jurisdiction.

**105.13 Expiration.** Every permit issued by the Building Official under the provisions of the codes shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of permit issuance, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be commenced or recommenced, a permit shall first be renewed or reissued according to the following subsections 1 through 4.

For the purpose of this section, if an inspection approval is not recorded, the work authorized by the permit is deemed not commenced or recommenced.

1. Requesting extension of an unexpired permit: Any permittee holding an unexpired permit may apply for an extension of time within which a permittee may commence work under that permit when he is unable to commence or recommence work within the time required by this section for good and satisfactory reasons. The Building Official may extend the time for action by the permittee for a period not exceeding 180 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than

once. Permits extended in this manner will not require additional permit fees and will not be subject to new regulations adopted after issuance of the permit.

2. Requesting renewal of an unexpired permit: Any permittee holding an unexpired permit may apply for a renewal of a permit. Permit renewal fees shall be in accordance with the fees established by the City Council. Each renewal will extend the expiration date for a period of 180 days. Permits renewed in this manner may only be renewed twice. Permits renewed in this manner will not be subject to new regulations adopted after issuance of the permit.

3. Requesting reinstatement of a permit which has been expired for less than 180 days: Any permittee holding a permit which has been expired for less than 180 days may apply for a renewal of the permit. A permit reinstatement fee shall be in accordance with the fees established by the City Council. Permits reinstated in this manner can only be reinstated once and are not subject to renewal, thereby the expiration for a reinstated permit is 180 days after reinstatement. Permits reinstated in this manner will not be subject to new regulations adopted after the original issuance of the permit.

4. Requesting reissuance of a permit which has been expired for 180 days or more: Any permittee holding a permit which has been expired for 180 days or more may apply for reissuance of the permit subject to compliance with current regulations and payment of full plan check and permit fees. Plans must be resubmitted for plan check. Portions of the structure which have been built under the expired permit will not be subject to current regulations. For the purpose of permit extension, renewal, and reissuance, multiple permits of the same structure such as building, foundation, retaining wall, plumbing, mechanical, and electrical permits shall be considered as one permit. Each separate permit with work completed entirely prior to suspension or abandonment will not be subject to renewal or reissuance.

**105.14 Code enforcement required permit.** Permits issued as a result of a Code Enforcement notice of violation and subsequently not commenced and finalized within 30 days of the issuance date will be deemed to have expired. Code Enforcement may commence or recommence on a notice of violation when a permit expires. The Building Official may authorize the extension of time for justifiable good cause.

**105.15 Change of contractor or of ownership.** A permit issued hereunder shall expire upon a change of ownership or a change of contractor regarding the building, structure or grading for which said permit was issued if the work thereon has not been completed, and a new permit shall be required for the completion of the work. If no changes have been made to the plans and specifications last submitted to the Building Official, no charge, other than the permit issuance fee and applicable State fees, shall be made for the issuance of the new permit under such circumstances. If, however, changes have been made to the plans and specifications last submitted to the Building Official, a permit fee based upon the proposed changes may be levied.

**105.16 Suspension or revocation.** The Building Official may, in writing, suspend or revoke a permit issued under provisions of the codes whenever the permit is issued in error, or on the basis of incorrect information supplied, or in violation of any ordinance or regulation, or any of the provisions of the codes.

**105.17 Incomplete construction.** When a permit is revoked pursuant to 105.9, the incomplete construction for which the permit is issued shall constitute an unsafe condition and shall be abated as determined by the Building Official.

**105.18 Placement of permit.** The building permit or copy thereof shall be kept on the site of the work until the completion of the project.

**105.19 Surrender of permit.** If no portion of the work or construction covered by the issued permit has commenced, the permittee may deliver such permit and approved documents to the Building Official with written request that such permit is to be canceled. The Building Official shall make note on the permit with or with like wording "Canceled at the request of the Permittee." Thereupon the permit and documents shall become null and void.

**105.20 Liens to be discharged.** A permit shall not be issued to any person or corporation under the provision of this Chapter in respect to any property where the cost of any building repair or abatement has been performed and a lien therefore has been recorded by the jurisdiction, unless and until the amount of said lien with appropriate interest, has been paid in full.

**Sec. 10.05.070. - Section 106 construction documents.**

**106.1 Submittal documents.** Construction documents, statement of special inspections, geotechnical reports and other data shall be submitted in two or more sets with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional.

Exception: The Building Official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with the codes.

**106.2 Expiration of plan review.** Reviews for which a permit is not issued within 180 days following the date of original submittal shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant if not stamped as approved for issuance, or may be destroyed by the Building Official 180 days after expiration.

Except the Building Official may authorize one or more extensions of periods not to exceed 90 days each. These extensions shall not exceed that of the related application(s) as indicated in subsection 105.9.

**106.3 Information on construction documents.** Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the Building Official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of the codes and relevant laws, ordinances, rules and regulations, as determined by the Building Official.

**106.3.1 Fire protection system shop drawings.** Shop drawings for the fire protection system(s) shall be submitted to indicate conformance with the codes and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9 of the California Building Code.

**106.3.2 Means of egress.** The construction documents shall show in sufficient detail the location, construction, size and character of all portions of the means of egress in compliance with the provisions of the codes. In other than occupancies in Groups R-2, R-3, and I-I, the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.

**106.3.3 Exterior wall envelope.** Construction documents for all buildings shall describe the exterior wall envelope in sufficient detail to determine compliance with the codes. The construction documents shall provide details of the exterior wall envelope as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves or parapets, means of drainage, water-resistive membrane and details around openings.

The construction documents shall include manufacturer's installation instructions that provide supporting documentation that the proposed penetration and opening details described in the construction documents maintain the weather resistance of the exterior wall envelope. The supporting documentation shall fully describe the exterior wall system which was tested, where applicable, as well as the test procedure used.

**106.4 Site plan.** The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The Building Official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.

**106.5 Examination of documents.** The Building Official shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of the codes and other pertinent laws or ordinances.

**106.6 Approval of construction documents.** When the Building Official issues a permit, the construction documents shall be approved, in writing or by stamp, as "Reviewed for Code Compliance." One set of construction documents so reviewed shall be retained by the Building Official. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the Building Official or a duly authorized representative.

**106.7 Previous approvals.** The codes shall not require changes in the construction documents, construction or designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within 180 days after the effective date of the codes, has not been abandoned or the Building Official has not determined the permit was issued under incorrect information.

**106.8 Design professional in responsible charge.** When it is required that documents be prepared by a registered design professional, the Building Official shall be authorized to require the owner to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. If the circumstances require, the owner shall designate a substitute registered design professional in responsible charge who shall perform the duties required of the original registered design professional in responsible charge. The Building Official shall be notified in writing by the owner if the registered design professional in responsible charge is changed or is unable to continue to perform the duties.

The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.

Where structural observation is required by the California Building Code (currently Section 1709,) the statement of special inspections shall name the individual or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur (see also duties currently specified in Section 1704).

**106.9 Deferred submittals.** For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the Building Official within a specified period.

Deferral of any submittal items shall have the prior approval of the Building Official. The registered design professional in responsible charge shall list the deferred submittals on the construction documents for review by the Building Official.

Documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them and forward them to the Building Official with a notation indicating that the deferred submittal documents have been reviewed and been found to be in general conformance to the design of the building. The deferred submittal items shall not be installed until the design and submittal documents have been

approved by the Building Official.

The issuance or granting of a permit or approval of plans, specifications, and computations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions the codes or of any other ordinance of the City. Permits presuming to give authority to violate or cancel the provisions of the codes or other ordinances of the jurisdiction shall not be valid.

**106.10 Amended construction documents.** Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.

**106.11 Number of construction documents.** One set of approved construction documents shall be retained by the Building Official for a period of not less than required by state law and retention policy.

**Sec. 10.05.080. - Section 107 temporary structures and uses.**

**107.1 General.** The Building Official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The Building Official is authorized to grant extensions for demonstrated cause.

**107.2 Conformance.** Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of the codes as necessary to ensure public health, safety and general welfare,

**107.3 Temporary power.** The Building Official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in the California Electrical Code.

**107.4 Termination of approval.** The Building Official is authorized to terminate such permit for a temporary structure or use and to order the temporary structure or use to be discontinued.

**Sec. 10.05.090. - Section 108 fees.**

**108.1 General.** A fee as established by resolution of the City Council shall be paid for each plan review when submitted and each permit at time of issuance.

**108.2 Permit fees.** A fee for each required permit shall be assessed in accordance with the fee schedule adopted by City Council.

Failure to pay fees and obtain a permit before commencing work shall be deemed a violation of the codes, except when a program is established by the Building Official and permit conditions are defined, or it can be proven to the satisfaction of the Building Official that an emergency existed which made it impractical to first obtain the permit. A violation shall result in an investigation fee in an amount equal to the permit fee for work undertaken without permit. Payment of an investigation fee shall not relieve any person from fully complying with the requirements of the codes nor from any penalties prescribed herein.

**108.3 Plan review fees.** When a plan or other data is ready to be submitted per Section 105 a plan-checking fee, in the amount as established by City Council shall be paid to the Building Official at the time of submitting plans and specifications for checking. When submittal documents are incomplete or changes so as to require additional plan review or when the project involves differed submittal items an additional fee shall be assessed in accordance with the fee schedule established by City Council. Said fee may be waived when in the opinion of the Building Official the additional fee is not warranted. No additional fees shall be charged for checking corrections required by the Building Official; except where excessive plan reviews are performed, additional fees may be levied as established by City Council.

**108.4 Investigation fee.** An investigation fee as established by the City Council may be charged by the Building Official whenever work for which a permit is required by the codes has been commenced without first obtaining said permit. This fee shall be paid and the investigation shall be made prior to the issuance of any permit for said work. An investigation fee may be charged for any investigation of a building, structure, work reports, certification or any other related work requested by an owner or authorized agent of such owner.

**108.5 Fee refunds.** The Building Official may authorize refunding of any fee paid hereunder which was erroneously paid or collected. Permit inspection and plan check fees will be refunded in their entirety when inadvertently paid for a project outside the jurisdiction or as duplicate fees. Such refund requests shall be in writing from the original permittee. Except that no refund will be made when 180 days has elapsed from the date of payment, for city incurred costs for services which have been rendered, or finance department fees.

**108.6 Change of occupancy investigation fee.** A fee as established by the City Council shall be paid when an occupancy investigation inspection is required by the Building Official. Note: The occupancy investigation fees are in addition to other investigation fees and do not include the fees for the building permit, or fees for electrical, plumbing or heating and ventilating permits covering the alterations and/or repairs of the occupancy conversion.

#### **Section 10.05.100. - Section 109 inspections.**

**109.1 General.** Construction or work for which a permit is required shall be subject to inspection by the Building Official and such construction or work shall remain accessible and exposed for inspection purposes until approved, Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of the codes or of other

ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of the codes or of other ordinances of the jurisdiction shall not be valid, It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes, Neither the Building Official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

**109.2 Preliminary inspection.** Before issuing a permit, the Building Official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed,

**109.3 Required inspections.** The Building Official, upon notification, shall make the inspections set forth in Sections 109.3.1 through 109.3.10.

**109.3.1 Footing and foundation inspection.** Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place, For concrete foundations, any required forms shall be in place prior to inspection, Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job.

**109.3.2 Concrete slab and under-floor inspection.** Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

**109.3.3 Lowest floor elevation.** In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification required in Section 1612.5 shall be submitted to the Building Official.

**109.3.4 Frame inspection.** Framing inspections shall be made after the roof deck or sheathing, all framing, fireblocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved,

**109.3.5 Lath and gypsum board inspection.** Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.

**109.3.6 Fire-resistant penetrations.** Protection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspected and approved.

**109.3.7 Energy efficiency inspections.** Inspections shall be made to determine compliance with the California Energy, Green Building Standards Codes and shall include, but not be limited to, inspections for: envelope insulation R and U-values, fenestration U-value, duct system R-value, and HVAC and water-heating equipment

efficiency,

**109.3.8 Other inspections.** In addition to the inspections specified above, the Building Official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of the codes, standards and other laws that are enforced by the jurisdiction having authority.

**109.3.9 Special inspections.** For special inspections, see Section 1704 of the California Building Code.

**109.3.10 Final inspection.** The final inspection shall be made after all work required by the building permit is completed.

**109.4 Inspection agencies.** The Building Official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability,

**109.5 Inspection requests.** It shall be the duty of the holder of the building permit or their duly authorized agent to notify the Building Official when work is ready for inspection, it shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by the codes,

**109.6 Approval required.** Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the Building Official. The Building Official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with the codes. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the Building Official.

**Sec. 10.05.110. - Section 110 certificate of occupancy.**

**110.1 Use and occupancy.** No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Building Official has issued a certificate of occupancy therefore as provided herein.

Exception: Certificate of occupancies are not required for remodels and additions to owner-occupied dwellings, such as single-family homes, townhomes, Co-Op or condominiums and U occupancies, when said dwelling has a valid occupancy.

Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of the codes or of other ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of the codes or other ordinances of the jurisdiction shall not be valid.

The jurisdiction need not issue a Certificate of Occupancy to the builder upon the completion of a commercial structure where there is tenant spacing. Instead, a Certificate of Occupancy is issued to a business entity that is going to occupy the building, or a portion thereof.

**110.2 Certificate issued.** After the Building Official inspects the building or structure and finds no violations of the provisions of the codes or other laws that are enforced by the department of building safety, the Building Official shall issue a certificate of occupancy that contains the following:

1. The building permit number.
2. The address of the structure.
3. The name and address of the owner.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of the codes for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. The name of the Building Official.
7. The edition of the code under which the permit was issued.
8. The use and occupancy, in accordance with the provisions of Chapter 3.
9. The type of construction as defined in Chapter 6.
10. The design occupant load.
11. If an automatic sprinkler system is provided, whether the sprinkler system is required.
12. Any special stipulations and conditions of the building permit.

**110.3 Temporary occupancy.** The Building Official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The Building Official shall set a time period during which the temporary certificate of occupancy is valid.

In the event the building is not completed and ready for final inspection in the time prescribed by the Building Official, the building shall be vacated and the utilities disconnected until such time the building is completed, final inspection is completed and a Certificate of Occupancy is issued.

**110.4 Revocation.** The Building Official is authorized to, in writing, suspend or revoke a

certificate of occupancy or completion issued under the provisions of the codes wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of the codes.

**Sec. 10.05.120. - Section 111 service utilities.**

**111.1 Connection of service utilities.** No person shall make connections from a utility, source of energy, fuel or power to any building or system that is regulated by the codes for which a permit is required, until released by the Building Official.

**111.2 Temporary connection.** The Building Official shall have the authority to authorize the temporary connection of the building or system to the utility source of energy, fuel or power.

Temporary connections may be terminated by the Building Official in the event the permit for such work expires, temporary occupancy is terminated, or it is determined by the Building Official that conditions associated with the connected utility are not met.

**111.3 Authority to disconnect service utilities.** The Building Official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by the codes and the codes referenced in case of emergency where necessary to eliminate an immediate hazard to life or property. The Building Official shall notify the serving utility, and wherever possible the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

**Sec. 10.05.130. - Section 112 board of appeals.**

**112.1 General.** In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business.

**112.2 Limitations on authority.** The Board of Appeals shall have no authority relative to interpretation of the administrative provisions of the codes nor shall the Board be empowered to waive requirements of the codes. The application for appeal shall be based on a claim that the true intent of the codes or the rules legally adopted thereunder have been incorrectly interpreted, the provision of the codes do not fully apply or an equally good or better form of construction is proposed.

**112.3 Qualifications.** The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.

**112.4 Applications, fees and findings.** Any person appealing the decision of the Building Official shall file with the Building Official a written application accompanied by a filing fee in accordance with the fee schedule adopted by City Council Resolution at any time not more than 20 working days after the decision of the Building Official.

The application shall set forth and include any information as the Building Official may require.

Upon the filing of a verified application, the Building Official shall transmit said application forthwith to the Board of Appeals, and such board shall investigate, examine, review, hear testimony, from and on behalf of the applicant, and shall render findings and decisions on the matter in writing to the applicant with a duplicate copy to the Building Official within 10 working days after the conclusion of its proceedings, the Building Official shall make all findings and decisions available to the public without fees.

**Sec. 10.05.140. - Section 113 violations and penalties.**

**113.1 General.** It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy, or maintain any building or structure, grading on private property in the City of Laguna Woods, or cause or permit the same to be done in violation of the codes.

Any person, firm, corporation violating any of the provisions of the codes shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of the codes is committed, continued, or permitted.

**113.2 Notice of violation.** The Building Official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of the codes, or in violation of a permit or certificate issued under the provisions of the codes, Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

**113.3 Prosecution of violation.** If the notice of violation is not complied with promptly, the Building Official is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of the codes or of the order or direction made pursuant thereto.

**113.4 Violation penalties.** Any person who violate a provision of the codes or fails to comply with any of the requirements thereof or who erects, contracts, alters or repairs a building or structure in violation of the approved construction document or directive of the Building Official, or of a permit or certificate issued under the provision of this code, shall be subject to penalties as prescribed by this chapter, and local, state and federal laws.

**Sec. 10.05.150. - Section 114 stop work order.**

**114.1 Authority.** Whenever the Building Official finds any work regulated by the codes being performed in a manner either contrary to the provisions of the codes or dangerous or unsafe, the Building Official is authorized to issue a stop work order.

**114.2 Issuance.** The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume.

**114.3 Unlawful continuance.** 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 subject to penalties as prescribed by law,

**Sec. 10.05.160. – Section 115 unsafe structures and buildings.**

**115.1 General.** All buildings or structures which are structurally unsafe or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use constitute a hazard to safety or health or public welfare, by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster damage, or abandonment, as specified in this Code or in any other effective ordinance or statute, are, for the purpose of this section, unsafe buildings and constitute an unsafe condition. All such unsafe buildings or conditions are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, improvement, removal, or demolition, in whole or part. A vacant building or structure that is not secure against entry shall be deemed unsafe.

**SECTION 3.** Chapter 10.08 (California Building Code) is hereby added to Title 10 (Buildings and Construction) of the Laguna Woods Municipal Code as follows:

**CHAPTER 10.08. CALIFORNIA BUILDING CODE**

Sec. 10.08.010. - Adoption of California Building Code.

Sec. 10.08.020. - Chapter 1, Division II Administration of the 2013 California Building Code

Sec. 10.08.030. - California Building Code, Chapter 2 Definitions, Section 202, amended.

Sec. 10.08.040. - California Building Code, Chapter 4 Special Detailed Requirements Based on Use and Occupancy, Section 403, amended.

Sec. 10.08.050. - California Building Code, Chapter 4 Special Detailed Requirements Based on Use and Occupancy, Section 412, amended.

Sec. 10.08.060. - California Building Code, Chapter 5, Building Height, Section 501.2, amended.

Sec. 10.08.070. - California Building Code, Chapter 5, Building Height, Section 504.2, amended.

Sec. 10.08.080. - California Building Code, Chapter 7 Fire and Smoke Protection Features, Sections 718.3.2, and 718.3.3 amended.

Sec. 10.08.090. - California Building Code, Chapter 7 Fire and Smoke Protection Features, Sections 718.4.3, amended.

Sec. 10.08.100. - California Building Code, Chapter 9 Fire Protection Systems, Section [F] 903.2, amended.  
Sec. 10.08.110. - California Building Code, Chapter 9 Fire Protection Systems, Section [F] 903.2.8, amended.  
Sec. 10.08.120. - California Building Code, Chapter 9 Fire Protection Systems, Section [F] 903.4, amended.  
Sec. 10.08.130. - California Building Code, Chapter 9 Fire Protection Systems, Section [F] 905.4, amended.  
Sec. 10.08.140. - California Building Code, Chapter 9 Fire Protection Systems, Section [F] 907.2.13, amended.  
Sec. 10.08.150. - California Building Code, Chapter 9 Fire Protection Systems, Sections [F]907.3.1, amended.  
Sec. 10.08.160. - California Building Code, Chapter 9 Fire Protection Systems, Sections [F]907.5.2.2, amended.  
Sec. 10.08.170. - California Building Code, Chapter 9 Fire Protection Systems, Sections [F] 907.6.3.2, amended.  
Sec. 10.08.180. - California Building Code, Chapter 15 Roof Assemblies and Rooftop Structures, Table 1505.1, amended.  
Sec. 10.08.190. - California Building Code, Chapter 15 Roof Assemblies and Rooftop Structures, Sections 1505.1.3, amended.  
Sec. 10.08.200. - California Building Code, Chapter 15 Roof Assemblies and Rooftop Structures, Sections 1505.5 and 1505.7, amended.

**Sec. 10.08.010. - Adoption of California Building Code.**

(a) The City Council of the City of Laguna Woods hereby adopts the 2013 Edition of the California Building Code, based on the 2012 International Building Code as published by the International Code Council and as are deleted, modified, or amended in this chapter. Said Building Code is adopted and incorporated as if fully set forth herein. One (1) copy of this code is now on file in the office of the Building Official pursuant to Health and Safety Code Section 18942 (d) (1) and are made available for public inspection.

(b) The purpose of these codes is to prescribe regulations for the erection, construction, enlargement, alteration, repair, improving, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of all buildings and structures with exception to those regulated by the California Residential Code.

**Sec. 10.08.020. - Chapter 1, Division II Administration of the 2013 California Building Code.**

**Chapter 1, Division II Administration** of the 2013 California Building Code is hereby amended by deletion and hereby replaced by the following:

For administrative provisions for this code, see City of Laguna Woods Municipal Code 10.05.010

**Sec. 10.08.030. - California Building Code, Chapter 2 Definitions, Section 202, amended.**

**Section 202 Definitions** is modified by addition of "Sunroom", "Approach-Departure Path", and "Hazardous Helicopter Landing Facility", "High-Rise Structure", "Safety Area", "Takeoff and Landing Area" as follows:

**SUNROOM.** Sunrooms shall be permitted to be detached from or attached to dwelling units. Sunrooms shall be used only for recreational, outdoor living purposes and not as carports, garages, storage rooms or habitable rooms. Sunrooms shall meet the provisions of Appendix I.

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

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

**HIGH-RISE STRUCTURE.** Every building of any type of construction or occupancy having floors used for human occupancy located more than 55 above the lowest floor level having building access ( see Section 403), except buildings used as hospitals as defined in the Health and Safety Code Section 1250.

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

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

**Sec. 10.08.040. - California Building Code, Chapter 4 Special Detailed Requirements Based on Use and Occupancy, Section 403, amended.**

**Section 403, first paragraph of section 403 and 403.1,** Is amended to define high-rise building at 55 feet instead of 75 feet with no changes to the Exceptions in 403.1. The revised sections are to read as follows:

**SECTION 403**

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

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

**Sec. 10.08.050. - California Building Code, Chapter 4 Special Detailed Requirements Based on Use and Occupancy, Section 412, amended.**

Section 412.7 is amended to require an Emergency Helicopter Landing Facility on new high-rise buildings over 75 feet by addition of sections 412.7.6 through 412.7.6.12. The added sections are to read as follows:

**Section 412.7.6  
Emergency Helicopter Landing Facility (EHLF)**

**SECTION 412.7.6 Emergency Helicopter Landing Facility.** Emergency Helicopter Landing Facility (EHLF) shall provide facilities as specified in Section 412.7.6.1 through 412.7.6.12.

**Section 412.7.6.1 General.** Every building of any type of construction or occupancy having floors used for human occupancy located more than 75 ft above the lowest level of the fire department vehicle access shall have a rooftop emergency helicopter landing facility (EHLF) in a location approved by the fire code official for only use by fire, police, and emergency medical helicopters only.

**Section 412.7.6.2 Rooftop Landing Pad.** The landing pad shall be 50 ft. x 50 ft. or a 50 ft. diameter circle that is pitched or sloped to provide drainage away from access points and passenger holding areas at a slope of 0.5 percent to 2 percent. The landing pad surface shall be constructed of approved non-combustible, nonporous materials. It shall be capable of supporting a helicopter with a maximum gross weight of 15,000 lbs. For structural design requirements, see California Building Code.

**Section 412.7.6.3 Approach-Departure Path.** The emergency helicopter landing facility shall have two approach-departure paths separated in plan from each other by at least 90 degrees. No objects shall penetrate above the approach-departure paths. The approach-departure path begins at the edge of the landing pad, with the same width or diameter as the landing pad and is a rising slope extending outward and upward at a ratio of eight feet horizontal distance for every one foot of vertical height.

**Section 412.7.6.4 Safety Area.** The safety area is a horizontal plane level with the landing pad surface and shall extend 25 ft in all directions from the edge of the landing pad. No objects shall penetrate above the plane of the safety area.

**Section 412.7.6.5 Safety Net.** If the rooftop landing pad is elevated more than 30 in. (2'-6") above the adjoining surfaces, a 6 ft in wide horizontal safety net capable of supporting 25 lbs/psf shall be provided around the perimeter of the landing pad. The inner edge of the safety net attached to the landing pad shall be slightly dropped (greater than 5 in. but less than 18 in.) below the pad elevation. The safety net shall slope upward but the outer safety net edge shall not be above the elevation of the landing pad.

**Section 412.7.6.6 Take-off and Landing Area.** The takeoff and landing area shall be

free of obstructions and 100 ft x 100 ft. or 100 ft. diameter.

**Section 412.7.6.7 Wind Indicating Device.** An approved wind indicating device shall be provided but shall not extend into the safety area or the approach-departure paths.

**Section 412.7.6.8 Special Markings.** The emergency helicopter landing facility shall be marked as indicated in Figure 1108.8.1

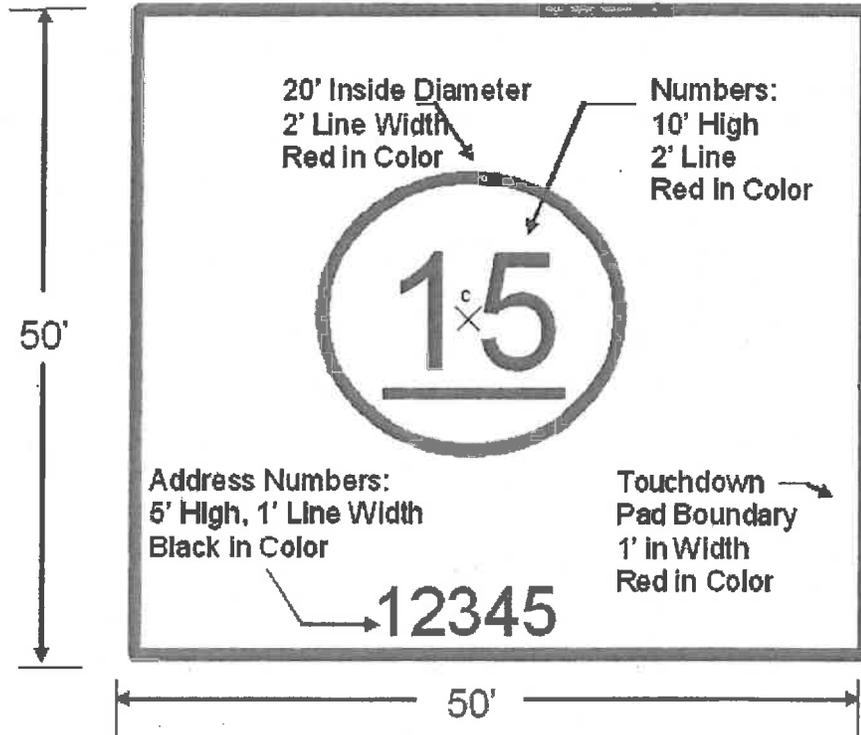
**Section 412.7.6.9 EHLF Exits.** Two stairway exits shall be provided from the landing platform area to the roof surface. For landing areas less than 2,501 square feet in area, the second exit may be a fire escape or ladder leading to the to the roof surface below. The stairway from the landing facility platform to the floor below shall comply with CFC 1009.4.2 for riser height and tread depth. Handrails shall be provided, but shall not extend above the platform surface.

**Section 412.7.6.10 Standpipe systems.** The standpipe system shall be extended to the roof level on which the EHLF is located. All portions of the EHLF area shall be within 150 feet of a 2.5-inch outlet on a Class I or III standpipe.

**Section 412.7.6.11 Fire extinguishers.** A minimum of one portable fire extinguisher having a minimum 80-B:C rating shall be provided and located near the stairways or ramp to the landing pad. The fire extinguisher cabinets shall not penetrate the approach-departure paths, or the safety area. Installation, inspection, and maintenance of extinguishers shall be in accordance with the CFC, Section 906.

**Section 412.7.6.12 EHLF.** Fueling, maintenance, repairs, or storage of helicopters shall not be permitted.

Figure 1108.1.7 Helicopter Landing Pad Markings



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

**Sec. 10.08.060. - California Building Code, Chapter 5, Building Height, Section 501.2, amended.**

**Section 501.2 Premises identification** is hereby deleted and replace as follows:

**501.2 Premises identification.** Approved numbers or addresses shall be placed on all new and existing buildings in such a position that is plainly visible and legible from the street or road fronting the property. Said numbers shall be of noncombustible materials and shall contrast with their background. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. All multiunit residential and commercial buildings shall have identifying numbers/letters or addresses placed on or immediately adjacent to all doors that would allow fire department access in an emergency situation. In no case shall the numbers/letters be less than four inches (102 mm) in height for residential and six inches (152 mm) in height for commercial with a one-inch (25 mm) stroke or as required by local ordinance, whichever is more restrictive.

New constructed buildings shall provide elimination on or back-elimination for the

building identification and unit identification.

**Sec. 10.08.070. - California Building Code, Chapter 5, Building Height, Section 504.2, amended.**

**Subsections 504.2, 506.3, 506.4.1 and 506.5** are deleted in their entirety and replaced to read as follows:

**504.2 Automatic sprinkler system increase.** Where a building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, the value specified in Table 503 for maximum height is increased by 20 feet (6,096 mm) and the maximum number of stories is increased by one. These increases are permitted in addition to the area increase in accordance with Section 506.2.

Exceptions:

1. Fire areas with an occupancy in Group I-2 of Type 11B, III, IV and V construction.
2. Fire areas with an occupancy in Group H-1, H-2, H-3 or H-5.
3. Fire resistance rating substitution in accordance with Table 601, Note e.
4. Fire areas with an occupancy in Group L.
5. Fire areas with an occupancy in Group I-1 and R-4.

These increases are not permitted in addition to the area increase in accordance with 506.3.

For Group R-2 buildings of Type VA construction equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, the value specified in Table 503 for maximum height is increased by 20 feet (6,096 mm) and the maximum number of stories is increased by one, but shall not exceed 60 feet (18,288 mm) or four stories, respectively, these increases are permitted in addition to the area increase in accordance with Section 506.3.

**506.3 Automatic sprinkler system increase.** Where a building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, the area limitation in Table 503 is permitted to be increased by an additional 200 percent ( $I_s = 2$ ) for buildings with more than one story above grade plane and an additional 300 percent ( $I_s = 3$ ) for buildings with no more than one story above grade plane.

Exception: The area limitation increases shall not be permitted for the following conditions:

1. The automatic sprinkler system increase shall not apply to buildings with an occupancy in Use Group H-1.

2. The automatic sprinkler system increase shall not apply to the floor area of an occupancy in use Group H-2 or H-3. For mixed use buildings containing such occupancies, the allowable area shall be calculated in accordance with Section 508.3.3.2, with the sprinkler increase applicable only to the portions of the building not classified as Use Group H-2 or H-3.
3. Fire-resistance rating substitution in accordance with Table 601, note e.
4. [SFM] The automatic sprinkler system increase shall not apply to Group L occupancies.

These increases are not permitted in addition to the area increase in accordance with 504.2.

For Group R-2 buildings of Type VA construction equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, these increases are permitted in addition to the height increase in accordance with Section 504.2.

**506.4.1 Area determination.** The maximum area of a building with more than one story above grade plane shall be determined by multiplying the allowable area of the first story ( $A_a$ ), as determined in Section 506.1, by the number of stories above grade plane as listed below:

1. For buildings with two or more stories above plane, multiply by (2);
2. No story shall exceed the allowable area per story ( $A_a$ ), as determined in Section 506.1, for the occupancies on the story.

Exception: Unlimited area buildings in accordance with Section 507.

**506.5 Mixed occupancy area determination.** In buildings with mixed occupancies, the allowable area per story ( $A_a$ ) shall be based on the most restrictive provisions for each occupancy when the mixed occupancies are treated according to Section 508.3.2. When the occupancies are treated according to Section 508.3.3 as separated occupancies, the maximum total building area shall be such that the sum of the ratios for each such area on all floors as calculated according to Section 508.3.3(2) shall comply with the following:

1. The sum shall not exceed 2 for two-story buildings or higher.

**Sec. 10.08.080. - California Building Code, Chapter 7 Fire and Smoke Protection Features, Sections 718.3.2, and 718.3.3 amended.**

**Section 718.3.2 Draftstopping in floors, Groups R-1, R-2, R-3 and R-4** is amended by deletion of Exceptions 1 and 2 with no replacement.

**Section 718.3.3 Other Groups** is amended by deletion of Exceptions 1 and 2 and addition of a new exception to read as follows:

Exception: Where an automatic sprinkler system in accordance with Section 903.3.1 is installed, the area between draft stops may be 3,000 square feet (279 m<sup>2</sup>) and the greatest horizontal dimension may be 100 feet (30,480 mm).

**Sec. 10.08.090. - California Building Code, Chapter 7 Fire and Smoke Protection Features, Sections 718.4.3, amended.**

**Section 718.4.3 Draftstopping in attics, Other Groups**, is amended by deletion of Exceptions 1 and 2 and add an exception to read as follows:

Exception: Where an automatic sprinkler system in accordance with Section 903.3.1. is installed, the area between draft stops may be 9,000 square feet (836 m<sup>2</sup>) and the greatest horizontal dimension may be 100 feet (30,480 mm).

**Sec. 10.08.100. - California Building Code, Chapter 9 Fire Protection Systems, Section [F] 903.2, amended.**

**[F] 903.2 Automatic Sprinkler Systems, Where required** is amended to require approved automatic sprinkler systems within buildings and structures in the following locations and to read as follows:

**[F] 903.2 Where Required.** Approved automation sprinkler systems in new and existing buildings and structures shall be provided in the following locations.

1. **New buildings:** Notwithstanding any applicable provisions of Sections 903.2.1 through 903.2.12, an automatic fire-extinguishing system shall also be installed in all occupancies when the total building area, as defined in Section 502.1, exceeds 5,000 square feet (465 m<sup>2</sup>), or more than two stories in height, regardless of fire areas or allowable area.
2. **Existing buildings:** Notwithstanding any applicable provisions of this code, an automatic sprinkler system shall be provided in an existing building when an addition occurs and when one of the following conditions exists:
  - a. When the addition is 33% or more of the existing building area and the resulting building area, as defined in Section 502.1, exceeds 5000 square feet (465 m<sup>2</sup>); or
  - b. When the addition exceeds 2000 (185.81 m<sup>2</sup>)square feet and the resulting building area, as defined in Section 202, exceeds 5000 square feet (465 m<sup>2</sup>); or
  - c. An additional story is added above the second floor regardless of fire areas or allowable area.

Exception: Group R-3 occupancies. Group R-3 occupancies shall comply with Section

903.2.8.

**Sec. 10.08.110. - California Building Code, Chapter 9 Fire Protection Systems, Section [F] 903.2.8, amended.**

**SECTION [F] 903.2.8, Automatic Sprinkler Systems, Group R** is amended to require approved automatic sprinkler systems within buildings and structures in the following locations and to read as follows:

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

1. **New buildings:** An automatic sprinkler system shall be installed throughout all new buildings.
2. **Existing buildings:** An automatic sprinkler system shall be installed throughout when one of the following conditions exists:
  - a. When an addition is 33% or more of the existing building area, as defined in Section 202, and greater than 1000 square feet (92.903 m<sup>2</sup>) within a two year period; or
  - b. An addition when the existing building is already provided with automatic sprinklers; or
  - c. When an existing Group R Occupancy is being substantially renovated, and where the scope of the renovation is such that the Building Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.

**Sec. 10.08.120. - California Building Code, Chapter 9 Fire Protection Systems, Section [F] 903.4, amended.**

**Section [F] 903.4 Sprinkler System Supervision and Alarms** is hereby revised by modifying item 1, deleting 3 and 5, and renumbering the Exceptions as follows:

1. Automatic sprinkler systems protecting one- and two-family dwellings.
2. Limited area systems serving fewer than 20 sprinklers.
3. Jockey pump control valves that are sealed or locked in the open position.
4. Valves controlling the fuel supply to five pump engines that are sealed or locked in the open position.
5. Trim valves to pressure switches in dry, pre-action and deluge sprinkler systems that are sealed or locked in the open position.

**Sec. 10.08.130. - California Building Code, Chapter 9 Fire Protection Systems, Section [F] 905.4, amended.**

**Section [F] 905.4 Location of Class I Standpipe Hose Connection** is hereby amended by adding item 7 as follows:

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

**Sec. 10.08.140. - California Building Code, Chapter 9 Fire Protection Systems, Section [F] 907.2.13, amended.**

**Section [F] 907.2.13 High-Rise Buildings and Group I-2 Occupancies having Occupied Floors Located More Than 55 Feet Above the Lowest Level of Fire Department Vehicle Access** is hereby revised as follows:

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

Exceptions:

1. Airport traffic control towers in accordance with Section 907.2.22 and Section 412.
2. Open parking garages in accordance with Section 406.5.
3. Buildings with an occupancy in Group A-5 in accordance with Section 303.1.
4. Low-hazard special occupancies in accordance with Section 503.1.1.
5. In Group I-2 and R-2.1 occupancies, the alarm shall sound at a constantly attended location and general occupant notification shall be broadcast by the emergency voice/alarm communication system.

**Sec. 10.08.150. - California Building Code, Chapter 9 Fire Protection Systems, Sections [F]907.3.1, amended.**

**Section [F]907.3.1 Duct smoke detectors** is revised by deletion and replaced with the following.

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

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

**Sec. 10.08.160. - California Building Code, Chapter 9 Fire Protection Systems, Sections [F]907.5.2.2, amended.**

**Section [F]907.5.2.2 Emergency Voice/Alarm Communication Systems** is revised to add items 5 and 6 as follows.

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

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

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

**Sec. 10.08.170. - California Building Code, Chapter 9 Fire Protection Systems, Sections [F] 907.6.3.2, amended.**

**Section [F] 907.6.3.2 High-Rise Buildings** is hereby deleted and replaced as follows.

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

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

**Sec. 10.08.180. - California Building Code, Chapter 15 Roof Assemblies and Rooftop Structures, Table 1505.1, amended.**

**Table 1505.1 Minimum Roof Coverings Classifications Types of Construction** is amended, by the deletion of Table 1505.1 and the addition of a new Table 1505.1 thereto, to read as follows:

**TABLE 1505.1<sup>a</sup>  
MINIMUM ROOF COVERING CLASSIFICATIONS  
TYPES OF CONSTRUCTION**

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

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m<sup>2</sup>.

a. Unless otherwise required in accordance with Chapter 7A.

**Sec. 10.08.190. - California Building Code, Chapter 15 Roof Assemblies and Rooftop Structures, Sections 1505.1.3, amended.**

**Section 1505.1.3 Roof Coverings within all Areas** is amended by the deletion of the entire section and the addition of a new section thereto, to read as follows:

**1505.1.3 Roof coverings within all other areas.** The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class B.

**Sec. 10.08.200. - California Building Code, Chapter 15 Roof Assemblies and Rooftop Structures, Sections 1505.5 and 1505.7, amended.**

**Section 1505.5 Non-classified Roofing** is amended by the deletion of the entire section without replacement.

**Section 1505.7 Special Purpose Roofs** is amended by the deletion of the entire section without replacement.

**Sec. 10.08.210. - California Building Code, Chapter 31 Special Construction, Sections 3109.4.4.1, amended.**

**Section 3109.4.4.1 Definitions** is amended by adding the following definition:

**PRIVATE POOL**, is any constructed pool, permanent or portable, and over 18 inches deep which is intended for non-commercial use as swimming pool by not more than three owner families and their guests.

**Sec. 10.08.220. - California Building Code, Chapter 31 Special Construction, Sections 3109.4.4.2, amended.**

**Section 3109.4.4.2 Construction permit; safety features required** is modified by deleting the first paragraph in its entirety and a new first paragraph is substituted to read as follows:

**3109.4.4.2 Construction permit; safety features required.** Commencing January 1, 1998, except as provided in Section 3109.4.4.5, whenever a construction permit is issued for construction of a new private pool at a residence, it shall have an enclosure complying with 3109.4.4.3 and, it shall be equipped with at least one of the following safety features:

**Sec. 10.08.230. - California Building Code, Chapter 35, Referenced Standards, NFPA and NFPA 720-09, amended.**

**NFPA and NFPA 720-09.** See California Fire Code as referenced and amended by the City of Laguna Woods. , Municipal Code Title 10, Chapter 12.

**SECTION 4.** Chapter 10.10 (California Electrical Code) is hereby added to Title 10 (Buildings and Construction) of the Laguna Woods Municipal Code as follows:

#### **CHAPTER 10.10. CALIFORNIA ELECTRICAL CODE**

**Sec. 10.10.010. - Adoption of California Electrical Code.**

**Sec. 10.10.020. - California Electrical Code, Article 89 General Code Provisions, amended.**

**Sec. 10.10.030. - California Electrical Code, Article 310 Conductors for General Wiring, Article 310.10, amended.**

**Sec. 10.10.010. - Adoption of California Electrical Code.**

(a) The City Council of the City of Laguna Woods hereby adopts the 2010 Edition of California Electrical Code, based on the 2008 National Electrical Code, as published by the National Fire Protection Association, except such portions as are deleted, modified, or amended in this chapter. Said Code is adopted and incorporated as if fully set forth herein. Not less than one copy of the California Electrical Code and are now on file with the City Clerk and available for public inspection.

(b) The purpose of the Code is to prescribe regulations for the installation, arrangement, alteration, repair, use and other operation of electrical wiring, connections, fixtures and other electrical appliances on premises within the City. All references in this chapter and in the standards adopted in this section to the Building Official or Building Inspector shall mean the

City Manager or designee.

**Sec. 10.10.020. - California Electrical Code, Article 89 General Code Provisions, amended.**

**Article 89, General Code Provisions** of the 2010 California Electrical Code is hereby amended by deletion and hereby replaced by the following:

**Article 89, Administration**

For administrative provisions for this code, see City of Laguna Woods Municipal Code 10.05.010

**Sec. 10.10.030. - California Electrical Code, Article 310 Conductors for General Wiring, Article 310.10, amended.**

**Article 310.10 Uses Permitted** is hereby amended by the addition of a third paragraph to read as follows:

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

When approved by the Building Official, aluminum connectors of no. six (6) or smaller used for branch circuits shall require continuous inspection by an independent testing agency approved by the Building Official for proper torque of connections at each termination point.

SECTION 5. Chapter 10.12 (California Fire Code) is hereby added to Title 10 (Buildings and Construction) of the Laguna Woods Municipal Code as follows:

**CHAPTER 10.10. CALIFORNIA FIRE CODE**

Sec. 10.12.010. - Adoption of California Fire Code.

Sec. 10.12.020. - California Fire Code, Enforcement, Inspections and Fees.

Sec. 10.12.030. - California Fire Code, Chapter 1 Administration, Section 109.4, amended.

Sec. 10.12.040. - California Fire Code, Chapter 2 Definitions, Section 202, amended.

Sec. 10.12.050. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 304.1.2 amended.

Sec. 10.12.060. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 305.5, amended.

Sec. 10.12.070. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 305.6, added.

Sec. 10.12.080. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 319, amended.

Sec. 10.12.090. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 320, amended.

Sec. 10.12.100. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 321, amended.

Sec. 10.12.110. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 322, amended.

Sec. 10.12.120. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 323, amended.

Sec. 10.12.130. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 323.1 amended.

Sec. 10.12.140. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 324 addition.

Sec. 10.12.150. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 325, amended.

Sec. 10.12.160. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 326, Added.

Sec. 10.12.170. - California Fire Code, Chapter 5 Fire Service Features, Section 503.2.1, amended.

Sec. 10.12.180. - California Fire Code, Chapter 5 Fire Service Features, Section 503.2.1.1, amended.

Sec. 10.12.190. - California Fire Code, Chapter 5 Fire Service Features, Section 505.1, amended.

Sec. 10.12.200. - California Fire Code, Chapter 5 Fire Service Features, Section 510.1, amended.

Sec. 10.12.210. - California Fire Code, Chapter 5 Fire Service Features, Section 510.2, 510.3, 510.4, 510.5, 510.6 amended.

Sec. 10.12.220. - California Fire Code, Chapter 6 Building Services and Systems, Section 608.1, amended.

Sec. 10.12.230. - California Fire Code, Chapter 6 Building Services and Systems, Section 608.10, amended.

Sec. 10.12.240. - California Fire Code, Chapter 9 Fire Protection Systems, Section 903.2, amended.

Sec. 10.12.250. - California Fire Code, Chapter 9 Fire Protection Systems, Section 903.2.8, amended.

Sec. 10.12.260. - California Fire Code, Chapter 9 Fire Protection Systems, Section 903.3.5.3, added.

Sec. 10.12.270. - California Fire Code, Chapter 9 Fire Protection Systems, Section 903.4, amended.

Sec. 10.12.280. - California Fire Code, Chapter 9 Fire Protection Systems, Section 905.4, amended.

Sec. 10.12.290. - California Fire Code, Chapter 9 Fire Protection Systems, Section 907.2.13, amended.

Sec. 10.12.300. - California Fire Code, Chapter 9 Fire Protection Systems, Section 907.3.1, amended.

Sec. 10.12.310. - California Fire Code, Chapter 9 Fire Protection Systems, Section 907.5.2.2, amended.

Sec. 10.12.320. - California Fire Code, Chapter 9 Fire Protection Systems, Section 907.6.3.2, amended.

Sec. 10.12.330. - California Fire Code, Chapter 9 Fire Protection Systems, Section 907.6.5, amended.

- Sec. 10.12.340. - California Fire Code, Chapter 20 Aviation Facilities, Section 2008, amended.
- Sec. 10.12.350. - California Fire Code, Chapter 28 Lumber Yards and Wood Working Facilities, Section 2801.2, amended.
- Sec. 10.12.360. - California Fire Code, Chapter 28 Lumber Yards and Wood Working Facilities, Section 2808.2, amended.
- Sec. 10.12.370. - California Fire Code, Chapter 28 Lumber Yards and Wood Working Facilities, Section 2808.3, amended.
- Sec. 10.12.380. - California Fire Code, Chapter 28 Lumber Yards and Wood Working Facilities, Section 2808.7, amended.
- Sec. 10.12.390. - California Fire Code, Chapter 28 Lumber Yards and Wood Working Facilities, Section 2808.9, amended.
- Sec. 10.12.400. - California Fire Code, Chapter 28 Lumber Yards and Wood Working Facilities, Section 2808.11 added.
- Sec. 10.12.410. - California Fire Code, Chapter 49 Requirements for Wildland-Urban Interface Fire Areas amended.
- Sec. 10.12.420. - California Fire Code, Chapter 49 Requirements for Wildland-Urban Interface Fire Areas amended.
- Sec. 10.12.430. - California Fire Code, Chapter 50 Hazardous Materials General Provisions, Section 5001.5.2, amended.
- Sec. 10.12.440. - California Fire Code, Chapter 50 Hazardous Materials General Provisions, Section 5003.1.1(1), amended.
- Sec. 10.12.450. - California Fire Code, Chapter 50 Hazardous Materials General Provisions, Section 5003.5, amended.
- Sec. 10.12.460. - California Fire Code, Chapter 55 Cryogenic Fluids, Section 5503.4.1, amended.
- Sec. 10.12.470. - California Fire Code, Chapter 56 Explosives and Fireworks, Section 5601.2, amended.
- Sec. 10.12.480. - California Fire Code, Chapter 56 Explosives and Fireworks, Section 5601.3, amended.
- Sec. 10.12.490. - California Fire Code, Chapter 56 Explosives and Fireworks, Section 5602, amended.
- Sec. 10.12.500. - California Fire Code, Chapter 56 Explosives and Fireworks, Section 5608.1, amended.
- Sec. 10.12.510. - California Fire Code, Chapter 56 Explosives and Fireworks, Section 5608.2, amended.
- Sec. 10.12.520. - California Fire Code, Chapter 57 Flammable and Combustible Liquids, Section 5704.2.3.2, amended.
- Sec. 10.12.530. - California Fire Code, Chapter 60 Highly Toxic and Toxic Materials, Section 6004.2.2.7, amended.
- Sec. 10.12.540. - California Fire Code, Chapter 80 Referenced Standards, amended.

**Sec. 10.12.010. - Adoption of California Fire Code.**

(a) The City Council of the City of Laguna Woods hereby adopts the 2013 Edition of the California Fire Code, with Appendix A, B, BB, C and CC based on the 2012 International Fire Code, as published by the International Code Council, except such portions as are deleted, modified, or amended in this chapter. Said Code is adopted and incorporated as if fully set forth

herein. Not less than one copy of the California Fire Code are now on file with the City Building Official and available for public inspection.

(b) The purpose of the Code is for prescribing regulations and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises within the City.

**Sec. 10.12.020. - California Fire Code, Enforcement, Inspections and Fees.**

(a) The California Fire Code with amendments shall be enforced by the Orange County Fire Authority which shall be operated under the Fire Chief of the Orange County Fire Authority. The Fire Chief of the Fire Authority may detail such members of the Fire Authority as inspectors as shall be necessary from time to time.

(b) Notwithstanding the provisions of the above-referenced construction codes, all fees for services provided pursuant to the Fire Code shall not take effect until a resolution for such fees is adopted by the Orange County Fire Authority Board of Directors pursuant to California Government Code Sections 66016 and 66020.

**Sec. 10.12.030. - California Fire Code, Chapter 1 Administration, Section 109.4, amended.**

**Section 109.4 Violation penalties** is hereby amended for Violation, adding Infraction and Misdemeanor penalties and is to read as follows:

**109.4 Violation penalties.** Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of either a misdemeanor, infraction or both as prescribed in Section 109.4.2 and 109.4.3 Penalties shall be as prescribed in local ordinance Each day that a violation continues after due notice has been served shall be deemed a separate offense.

**109.4.2 Infraction.** Except as provided in Section 109.4.2, persons operating or maintaining any occupancy, premises or vehicle subject to this code that shall permit any fire or life safety hazard to exist on premises under their control shall be guilty of an infraction.

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

104.11.2 Obstructing operations

104.11.3 Systems and Devices

107.5 Overcrowding

109.3.2 Compliance with Orders and Notices

- 111.4 Failure to comply
- 305.4 Deliberate or negligent burning
- 308.1.2 Throwing or placing sources of ignition
- 310.7 Burning Objects
- 3104.7 Open or exposed flames

**Sec. 10.12.040. - California Fire Code, Chapter 2 Definitions, Section 202, amended.**

**Section 202 General Definitions** is hereby revised by adding "Approach-Departure Path," "Emergency Helicopter Landing Facility (EHLF)," "Flow-line," "Hazardous Fire Area," "High-Rise Building," "Safety Area," "Sky Lantern," and "Takeoff and Landing Area" as follows:

**202 General Definitions**

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

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

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

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

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

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

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

obstructions.

**SKY LANTERN.** An airborne lantern typically make of paper, mylar, or other lightweight material with a wood, plastic, or metal frame containing a candle, fuel cell, or other heat source that provides buoyancy.

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

**Sec. 10.12.050. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 304.1.2 amended.**

**Section 304.1.2 Vegetation** is hereby deleted and revised to read as follows:

**304.1.2 Vegetation.** Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirement in urban-wildland interface areas shall be in accordance with Chapter 49 and OCFA vegetation management guidelines.

**Sec. 10.12.060. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 305.5, amended.**

**Section 305.5 Chimney spark arrestors** is hereby added as follows:

**305.5 Chimney spark arrestors.** All chimneys attached to any appliance or fireplace that burns solid fuel shall be equipped with an approved spark arrester. Chimneys serving outdoor appliances or fireplaces shall be equipped with a spark arrester. The spark arrester shall meet the requirements of Section 2113.9.2 of the California Building Code.

**Sec. 10.12.070. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 305.6, added.**

**Section 305.6 Outdoor fires** is hereby added as follows:

**305.6 Outdoor fires.** Outdoor fires shall be in accordance with Sections 305, 307, and 308 and with other applicable sections of this code.

**305.6.1 Where prohibited.** Outdoor fires shall not be built, ignited or maintained in fuel modification areas, Wildfire Risk Areas (WRA) and adopted Fire Hazard Severity Zones (FHSZ) or Special Fire Protection Areas (SFPA) or other locations where conditions could cause the spread of fire to the WRA, SFPA or FHSZ, except by permit from the fire code official.

Exception: A permit is not required for the following:

1. Fires in approved outdoor or portable fireplaces, fire pits, fire rings and similar devices at Group R occupancies that are installed and used in accordance with this code.
2. Outdoor fires at inhabited premises or official organized campsites or parks when located in a permanent or portable barbeque or grill, incinerator, or outdoor fireplace located at least 30 feet from combustible vegetation.
3. Installations or uses approved by the fire code official.

**305.6.1.1 Fuel Modification Areas.** Outdoor fires using wood or other solid fuel shall not be built, ignited or maintained in a fuel modification area.

**305.6.1.2 Supervision.** Where a permit is issued or when allowed under the exceptions to Section 305.6.1, such fires shall be supervised by a person 18 years of age or older.

**305.6.2 Hazardous conditions.** Outdoor fires are not allowed when predicted sustained winds exceed 8 MPH during periods when relative humidity is less than 25%, or a red flag condition has been declared or public announcement is made, when an official sign was caused to be posted by the fire code official, or when such fires present a hazard as determined by the fire code official.

**305.6.3 Disposal of rubbish.** Rubbish, trash or combustible waste material shall be burned only within an approved incinerator and in accordance with Section 307.2.1.

**Sec. 10.12.080. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 319, amended.**

**Section 319 Development On Or Near Land Containing Or Emitting Toxic, Combustible or Flammable Liquids, Gases or Vapors** is hereby added as follows:

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

**Sec. 10.12.090. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 320, amended.**

**Section 320 Fuel Modification Requirements for New Construction** is hereby added as follows:

**320 Fuel Modification Requirements for New Construction.** All new buildings to be built or installed in areas with or adjacent to land having hazardous combustible vegetation shall comply with the requirements in the edition of OCFA Vegetation Management Guidelines currently in use at the time of plan submittal.

**Sec. 10.12.100. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 321, amended.**

**Section 321 Clearance of brush or vegetation growth from roadways** is hereby added as follows:

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

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

**Sec. 10.12.110. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 322, amended.**

**Section 322 Unusual Circumstances** is hereby added as follows:

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

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

**Sec. 10.12.120. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 323, amended.**

**Section 323 Use of Equipment** is hereby added as follows:

**323 Use of equipment.** Except as otherwise provided in this section, no person shall use, operate, or cause to be operated, in, upon or adjoining any hazardous fire area any internal combustion engine which uses hydrocarbon fuels, unless the engine is equipped with a

spark arrester as defined in Section 322.1 maintained in effective working order, or the engine is constructed, equipped and maintained for the prevention of fire.

Exception:

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

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

**Sec. 10.12.130. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 323.1 amended.**

**Section 323.1 Spark Arrestors** is hereby added as follows:

**323.1 Spark arrestors.** Spark arrestors shall comply with the following:

1. A spark arrester is a device constructed of nonflammable material specifically for the purpose of removing and retaining carbon and other flammable particles over 0.0232 of an inch (0.58 mm) in size from the exhaust flow of an internal combustion engine that uses hydrocarbon fuels or which is qualified and rated by the United States Forest Service.

2. Spark arresters affixed to the exhaust system of engines or vehicles subject to Section 322 shall not be placed or mounted in such a manner as to allow flames or heat from the exhaust system to ignite any flammable material.

**Sec. 10.12.140. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 324 addition.**

**Section 324 Restricted Entry** is hereby added as follows:

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

Exceptions:

1. Residents and owners of private property within hazardous fire areas and their invitees and guests going to or being upon their lands.

2. Entry, in the course of duty, by peace or police officers, and other duly authorized public officers, members of a fire department and members of the United States Forest Service.

**Sec. 10.12.150. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 325, amended.**

**Section 325 Trespassing on posted property** is hereby added as follows:

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

1. Signs. Approved signs prohibiting entry by unauthorized persons and referring to applicable fire code chapters shall be placed on every closed area.
2. Trespassing. Entering and remaining within areas closed and posted is prohibited.

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

**Sec. 10.12.160. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 326, added.**

**Section 326 Sky lanterns or similar devices** is hereby added as follows:

**326 Sky lanterns or similar devices.** The ignition and/or launching of a sky lantern or similar device are prohibited.

Exception: Upon approval of the fire code official, sky lanterns may be used as necessary for religious or cultural ceremonies providing that adequate safeguards have been taken as approved by the fire code official. Sky lanterns must be tethered in a safe manner to prevent them from leaving the area and must be constantly attended until extinguished.

**Sec. 10.12.170. - California Fire Code, Chapter 5 Fire Service Features, Section 503.2.1, amended.**

**Section 503.2.1 Dimensions** is hereby amended as follows:

**503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13

feet 6 inches (4115 mm). Street widths are to be measured from top face of curb to top face of curb, on streets with curb and gutter, and from flow-line to flow-line on streets with rolled curbs.

**Sec. 10.12.180. - California Fire Code, Chapter 5 Fire Service Features, Section 503.2.1.1, amended.**

**Section 503.2.1.1 Hazardous Areas** is added as follows:

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

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

**Sec. 10.12.190. - California Fire Code, Chapter 5 Fire Service Features, Section 505.1, amended.**

**Section 505.1 Address Identification** is amended as follows:

**505.1 Address identification.** Approved numbers or addresses shall be placed on all new and existing buildings in such a position that is plainly visible and legible from the street or road fronting the property. Said numbers shall be of noncombustible materials and shall contrast with their background. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. All multiunit residential and commercial buildings shall have identifying numbers/letters or addresses placed on or immediately adjacent to all doors that would allow fire department access in an emergency situation. In no case shall the numbers/letters be less than four inches (102 mm) in height for residential and six inches (152 mm) in height for commercial with a one-inch (25 mm) stroke or as required by local ordinance, whichever is more restrictive.

New constructed buildings shall provide elimination on or back-elimination for the building identification and unit identification.

**Sec. 10.12.200. - California Fire Code, Chapter 5 Fire Service Features, Section 510.1, amended.**

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

**510.1 Emergency responder radio coverage in buildings.** All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at

the exterior of the building. This section shall not require improvements of the existing public safety communication system. The emergency responder radio coverage system shall comply with one of the following;

1. An emergency radio system installed in accordance with the local authority having jurisdiction's ordinance.
2. An emergency radio coverage system installed in accordance with Orange County Fire Authority's emergency responder digital radio guidelines.

Exceptions:

1. Where it is determined by the fire code official that the radio coverage system is not needed.
2. In facilities where emergency responder radio coverage is required and such system, components or equipment could have a negative impact on normal operations of the facilities, the fire code official shall have the authority to accept an automatically activated emergency responder radio coverage system.

**Sec. 10.12.210. - California Fire Code, Chapter 5 Fire Service Features, Section 510.2, 510.3, 510.4, 510.5, 510.6 amended.**

**Section 510.2 through 510.6 are hereby deleted without replacement:**

**Sec. 10.12.220. - California Fire Code, Chapter 6 Building Services and Systems, Section 608.1, amended.**

**Section 608.1 Scope is hereby amended as follows:**

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

**Sec. 10.12.230. - California Fire Code, Chapter 6 Building Services and Systems, Section 608.10, amended.**

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

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

1. Spill control and neutralization shall be provided and comply with Section 608.5.
2. Room ventilation shall be provided and comply with Section 608.6.1
3. Signage shall be provided and comply with Section 608.7.1

4. Smoke detection shall be provided and comply with Section 907.2

**Sec. 10.12.240. - California Fire Code, Chapter 9 Fire Protection Systems, Section 903.2, amended.**

**Section 903.2 Where required** is hereby amended as follows:

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

1. **New buildings:** Notwithstanding any applicable provisions of Sections 903.2.1 through 903.2.12, an automatic fire-extinguishing system shall also be installed in all occupancies when the total building area exceeds 5,000 square feet (465 m<sup>2</sup>) as defined in Section 202, regardless of fire areas or allowable area.
2. **Existing Buildings:** Notwithstanding any applicable provisions of this code, an automatic sprinkler system shall be provided in an existing building when an addition occurs and when one of the following conditions exists:
  - a. When an addition is 33% or more of the existing building area, and the resulting building area exceeds 5000 square feet (465 m<sup>2</sup>) as defined in Section 202; or
  - b. When an addition exceeds 2000 square feet (186 m<sup>2</sup>) and the resulting building area exceeds 5000 square feet (465 m<sup>2</sup>) as defined in Section 202; or
  - c. An additional story is added above the second floor regardless of fire areas or allowable area.

Exception: Group R-3 occupancies. Group R-3 occupancies shall comply with Section 903.2.8.

**Sec. 10.12.250. - California Fire Code, Chapter 9 Fire Protection Systems, Section 903.2.8, amended.**

**Section 903.2.8 Group R** is hereby amended as follows:

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

1. **New Buildings:** An automatic sprinkler system shall be installed throughout all new buildings.
2. **Existing Buildings:** An automatic sprinkler system shall be installed throughout when one of the following conditions exists:

- a. When an addition is 33% or more of the existing building area as defined in Section 202, and greater than 1000 square feet (93 m<sup>2</sup>) within a two year period; or
- b. An addition when the existing building is already provided with automatic sprinklers; or.
- c. When an existing Group R Occupancy is being substantially renovated, and where the scope of the renovation is such that the Building Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.

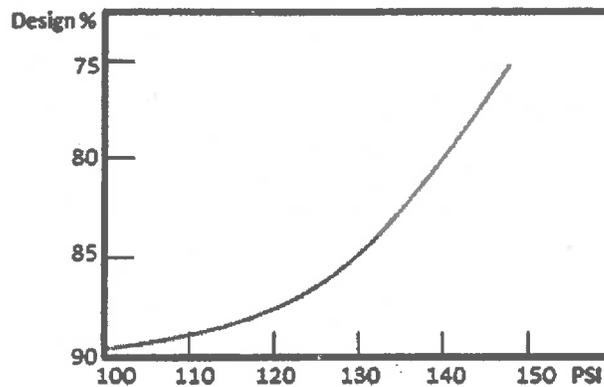
**Sec. 10.12.260. - California Fire Code, Chapter 9 Fire Protection Systems, Section 903.3.5.3, added.**

**Section 903.3.5.3 Hydraulically calculated systems** is hereby added as follows:

**903.3.5.3 Hydraulically calculated systems.** The design of hydraulically calculated fire sprinkler systems shall not exceed 90% of the water supply capacity

**Exception:** When static pressure exceeds 100 psi, and required by the Fire Code Official, the fire sprinkler system shall not exceed water supply capacity specified by Table 903.3.5.3

**TABLE 903.3.5.3  
Hydraulically Calculated Systems**



**Sec. 10.12.270. - California Fire Code, Chapter 9 Fire Protection Systems, Section 903.4, amended.**

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

1. Automatic sprinkler systems protecting one- and two-family dwellings.
2. Limited area systems serving fewer than 20 sprinklers.

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

**Sec. 10.12.280. - California Fire Code, Chapter 9 Fire Protection Systems, Section 905.4, amended.**

**Section 905.4 Location of Class I standpipe hose connections** is hereby amended by adding items 7 as follows:

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

**Sec. 10.12.290. - California Fire Code, Chapter 9 Fire Protection Systems, Section 907.2.13, amended.**

**Section 907.2.13 High-rise buildings** is hereby amended as follows:

**907.2.13 High-rise buildings** HAVING OCCUPIED FLOORS LOCATED MORE THAN 55 FEET (16 769 mm) ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS and Group I-2 occupancies having floors located more than 75 feet (22 860 mm) above the lowest level fire department vehicle access. High-rise buildings having occupied floors located more than 55 feet (16 769 mm) above the lowest level of fire department vehicle access and Group I-2 occupancies having floors located more than 75 feet (22 860 mm) above the lowest level fire department vehicle access shall be provided with an automatic smoke detection in accordance with Section 907.2.13.1, a fire department communication system in accordance with Section 907.2.13.2 and an emergency voice/alarm communication system in accordance with Section 907.6.2.2.

**Exceptions:**

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

**Sec. 10.12.300. - California Fire Code, Chapter 9 Fire Protection Systems, Section 907.3.1, amended.**

**Section 907.3.1 Duct smoke detectors** is hereby amended as follows:

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

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

**Sec. 10.12.310. - California Fire Code, Chapter 9 Fire Protection Systems, Section 907.5.2.2, amended.**

**Section 907.5.2.2 Emergency voice/alarm communication system** is amended as follows.

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

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

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

page.

**Sec. 10.12.320. - California Fire Code, Chapter 9 Fire Protection Systems, Section 907.6.3.2, amended.**

**Section 907.6.3.2 High-rise buildings** is amended as follows.

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

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

**Sec. 10.12.330. - California Fire Code, Chapter 9 Fire Protection Systems, Section 907.6.5, amended.**

**Section 907.6.5 Monitoring** is revised as follows

**907.6.5 Monitoring.** Fire alarm systems required by this chapter or by the California Building Code shall be monitored by an approved supervising station in accordance with NFPA 72, this section, and per Orange County Fire Authority Guideline "New and Existing Fire Alarm & Signaling Systems."

**Sec. 10.12.340. - California Fire Code, Chapter 20 Aviation Facilities, Section 2008, amended.**

**Section 2008 EHLF** is hereby added with subsections to read as follows:

**SECTION 2008  
Emergency Helicopter Landing Facility (EHLF)**

**2008.1 General.** Every building of any type of construction or occupancy having floors used for human occupancy located more than 75 ft above the lowest level of the fire department vehicle access shall have a rooftop emergency helicopter landing facility (EHLF) in a location approved by the fire code official for use by fire, police, and emergency medical helicopters only.

**2008.1.1 Rooftop Landing Pad.** The landing pad shall be 50 ft. x 50 ft. or a 50 ft. diameter circle that is pitched or sloped to provide drainage away from access points and passenger holding areas at a slope of 0.5 percent to 2 percent. The landing pad surface shall be constructed of approved non-combustible, nonporous materials. It shall be

capable of supporting a helicopter with a maximum gross weight of 15,000 lbs. For structural design requirements, see California Building Code.

**2008.1.2 Approach-Departure Path.** The emergency helicopter landing facility shall have two approach-departure paths separated from each other by at least 90 degrees. No objects shall penetrate above the approach-departure paths. The approach-departure path begins at the edge of the landing pad, with the same width or diameter as the landing pad and is a rising slope extending outward and upward at a ratio of eight feet horizontal distance for every one foot of vertical height.

**2008.1.3 Safety Area.** The safety area is a horizontal plane level with the landing pad surface and shall extend 25 ft in all directions from the edge of the landing pad. No objects shall penetrate above the plane of the safety area.

**2008.1.4 Safety Net.** If the rooftop landing pad is elevated more than 30 in. (2'-6") above the adjoining surfaces, a 6 ft in wide horizontal safety net capable of supporting 25 lbs/psf shall be provided around the perimeter of the landing pad. The inner edge of the safety net attached to the landing pad shall be slightly dropped (greater than 5 in. but less than 18 in.) below the pad elevation. The safety net shall slope upward but the outer safety net edge shall not be above the elevation of the landing pad.

**2008.1.5 Take-off and Landing Area.** The takeoff and landing area shall be free of obstructions and 100 ft x 100 ft. or 100 ft. diameter.

**2008.1.6 Wind Indicating Device.** An approved wind indicating device shall be provided but shall not extend into the safety area or the approach-departure paths.

**2008.1.7 Special Markings.** The emergency helicopter landing facility shall be marked as indicated in Figure 1108.1.7

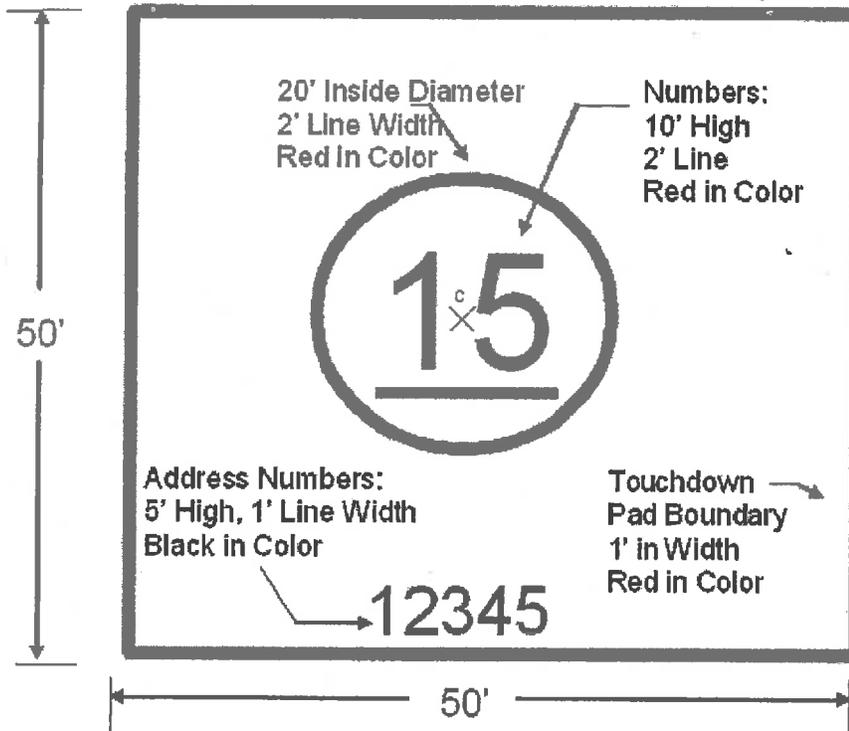
**2008.1.8 EHLF Exits.** Two stairway exits shall be provided from the landing platform area to the roof surface. For landing areas less than 2,501 square feet in area, the second exit may be a fire escape or ladder leading to the roof surface below. The stairway from the landing facility platform to the floor below shall comply with CFC 1009.4.2 for riser height and tread depth. Handrails shall be provided, but shall not extend above the platform surface.

**2008.1.9 Standpipe systems.** The standpipe system shall be extended to the roof level on which the EHLF is located. All portions of the EHLF area shall be within 150 feet of a 2.5-inch outlet on a Class I or III standpipe.

**2008.1.10 Fire extinguishers.** A minimum of one portable fire extinguisher having a minimum 80-B:C rating shall be provided and located near the stairway or ramp to the landing pad. The fire extinguisher cabinets shall not penetrate the approach-departure paths, or the safety area. Installation, inspection, and maintenance of extinguishers shall be in accordance with the CFC, Section 906.

2008.1.11 EHLF. Fueling, maintenance, repairs, or storage of helicopters is prohibited.

Figure 1108.1.7 Helicopter Landing Pad Markings



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

**Sec. 10.12.350. - California Fire Code, Chapter 28 Lumber Yards and Wood Working Facilities, Section 2801.2, amended.**

**Section 2801.2 Permit** is hereby amended as follows:

**2801.2 Permit.** Permits shall be required as set forth in Section 105.6. For Miscellaneous Combustible Storage Permit, see Section 105.6.29.

**Sec. 10.12.360. - California Fire Code, Chapter 28 Lumber Yards and Wood Working Facilities, Section 2808.2, amended.**

**Section 2808.2 Storage site** is hereby amended as follows:

**2808.2 Storage site.** Storage sites shall be level and on solid ground or other all-weather surface. Sites shall be thoroughly cleaned and approval from fire code official is obtained before transferring products to the site.

**Sec. 10.12.370. - California Fire Code, Chapter 28 Lumber Yards and Wood Working Facilities, Section 2808.3, amended.**

**Section 2808.3 Size of piles** is hereby revised as follows:

**2808.3 Size of piles.** Piles shall not exceed 15 feet (4572 mm) in height, 50 feet (15 240 mm) in width and 100 feet (30 480 mm) in length.

**Sec. 10.12.380. - California Fire Code, Chapter 28 Lumber Yards and Wood Working Facilities, Section 2808.7, amended.**

**Section 2808.7 Pile fire protection** is hereby revised by adding the following statement to the last sentence:

**2808.7 Pile fire protection.** Automatic sprinkler protection shall be provided in conveyor tunnels and combustible enclosures that pass under a pile. Combustible conveyor systems and enclosed conveyor systems shall be equipped with an approved automatic sprinkler system. Oscillating sprinklers with a sufficient projectile reach are required to maintain a 40% to 60% moisture content and wet down burning/smoldering areas.

**Sec. 10.12.390. - California Fire Code, Chapter 28 Lumber Yards and Wood Working Facilities, Section 2808.9, amended.**

**Section 2808.9 Material-handling equipment** is hereby revised by adding the following sentence at the beginning of the section:

**2808.9 Material-handling equipment.** All material handling equipment operated by an internal combustion engine shall be provided and maintained with an approved spark arrester. Approved material-handling equipment shall be available for moving wood chips, hogged material, wood fines and raw product during fire-fighting operations.

**Sec. 10.12.400. - California Fire Code, Chapter 28 Lumber Yards and Wood Working Facilities, Section 2808.11 added.**

**Section 2808.11 Monitoring,** is hereby added as follows:

**2808.11 Temperature control.** The temperature shall be monitored and maintained as specified in Sections 2808.11.1 and 2808.11.2.

**Section 2808.11.1 Pile temperature control,** is hereby added as follows:

**2808.11.1 Pile temperature control.** Piles shall be rotated when the internal temperature

readings are in excess of 165 degrees Fahrenheit.

**Section 2808.11.2 New material temperature control**, is hereby added as follows:

**2808.11.2 New material temperature control.** New loads delivered to the facility shall be inspected and tested at the facility entry prior to taking delivery. Material with temperature exceeding 165 degrees Fahrenheit shall not be accepted on the site. New loads shall be monitored to verify that the temperature remains stable.

**Sec. 10.12.410. - California Fire Code, Chapter 49 Requirements for Wildland-Urban Interface Fire Areas amended.**

**Section 4906.3 Vegetation** is hereby revised by adding Section "(5)" as follows:

(5) OCFA Vegetation Management Guidelines.

**Sec. 10.12.420. - California Fire Code, Chapter 49 Requirements for Wildland-Urban Interface Fire Areas amended.**

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

**4908 Fuel Modification Requirements for New Construction.** All new buildings to be built or installed in hazardous fire areas shall comply with the following:

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

**Sec. 10.12.430. - California Fire Code, Chapter 50 Hazardous Materials General Provisions, Section 5001.5.2, amended.**

**Section 5001.5.2 Hazardous Materials Inventory Statement (HMIS)** is hereby amended by modifying the starting paragraph as follows:

**5001.5.2 Hazardous Materials Inventory Statement (HMIS).** When required by the fire code official, an application for a permit shall include Orange County Fire Authority's Chemical Classification Packet which shall be completed and approved prior to approval of plans, and/or the storage, use or handling of chemicals on the premises. The HMIS shall include the following information:

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

**Sec. 10.12.440. - California Fire Code, Chapter 50 Hazardous Materials General Provisions, Section 5003.1.1(1), amended.**

**Table 5003.1.1(1) Maximum Allowable Quantity per Control Area** is hereby amended by deleting Footnote K without replacement:

**Section 2703.1.1.1 Extremely Hazardous Substances** is hereby added as follows:

**5003.1.1.1 Extremely Hazardous Substances.** No person shall use or store any amount of extremely hazardous substances (EHS) in excess of the disclosable amounts (see Health and Safety Code Section 25500 et al) in a residential zoned or any residentially developed property.

**Sec. 10.12.450. - California Fire Code, Chapter 50 Hazardous Materials General Provisions, Section 5003.5, amended.**

**Section 5003.5 Hazard identification signs** is hereby amended by modifying the NFPA standard as follows:

**5003.5 Hazard identification signs.** Unless otherwise exempted by the fire code official, visible hazard identification signs as specified in the Orange County Fire Authority Signage Guidelines for the specific material contained shall be placed on stationary containers and above-ground tanks and at entrances to locations where hazardous materials are stored, dispensed, used or handled in quantities requiring a permit and at specific entrances and locations designated by the fire code official.

**Sec. 10.12.460. - California Fire Code, Chapter 55 Cryogenic Fluids, Section 5503.4.1, amended.**

**Section 5503.4.1 Identification signs** is hereby amended as follows:

**5503.4.1 Identification signs.** Visible hazard identification signs in accordance with the Orange County Fire Authority Signage Guidelines shall be provided at entrances to buildings or areas in which cryogenic fluids are stored, handled or used.

**Sec. 10.12.470. - California Fire Code, Chapter 56 Explosives and Fireworks, Section 5601.2, amended.**

**Section 5601.2 Retail Fireworks** is hereby added as follows:

**5601.2 Retail Fireworks.** The storage, use, sale, possession, and handling of fireworks 1.4G (commonly referred to as Safe & Sane) and fireworks 1.3G is prohibited.

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

**Sec. 10.12.480. - California Fire Code, Chapter 56 Explosives and Fireworks, Section 5601.3, amended.**

**Section 5601.3 Seizure of Fireworks** is hereby added as follows:

**5601.3 Seizure of Fireworks.** The fire code official shall have the authority to seize, take, remove all fireworks stored, sold, offered for sale, used or handled in violation of the provisions of Title 19 CCR, Chapter 6. Any seizure or removal pursuant to this section shall be in compliance with all applicable statutory, constitutional, and decisional law.

**Sec. 10.12.490. - California Fire Code, Chapter Explosives and Fireworks, Section 5602, amended.**

**Section 5602 Explosives and blasting** is hereby added as follows:

**5602 Explosives and blasting.** Explosives shall not be possessed, kept, stored, sold, offered for sale, given away, used, discharged, transported or disposed of within wildland-urban interface areas, or hazardous fire areas except by permit from the fire code official.

**Sec. 10.12.500. - California Fire Code, Chapter 56 Explosives and Fireworks, Section 5608.1, amended.**

**Section 5608.1 General** is hereby amended as follows:

**5608.1 GENERAL.** Outdoor fireworks displays, use of pyrotechnics before proximity

audience and pyrotechnic special effects in theatrical, and group entertainment productions, shall comply with California Code of Regulations, Title 19 , Division 1, Chapter 6 – Fireworks, the Orange County Fire Authority Guidelines for Public Fireworks Displays, and with the conditions of the permit as approved by the fire code official.

**Sec. 10.12.510. - California Fire Code, Chapter 56 Explosives and Fireworks, Section 5608.2, amended.**

**Section 5608.2 Firing** is hereby added as follows:

**5608.2 Firing.** All fireworks displays shall be electrically fired.

**Sec. 10.12.520. - California Fire Code, Chapter 57 Flammable and Combustible Liquids, Section 5704.2.3.2, amended.**

**Section 5704.2.3.2 Label or placard** is hereby amended by modifying the NFPA standard as follows:

**5704.2.3.2 Label or placard.** Tanks more than 100 gallons (379 L) in capacity, which are permanently installed or mounted and used for the storage of Class I, II or III liquids, shall bear a label and placard identifying the material therein. Placards shall be in accordance with the Orange County Fire Authority Signage Guidelines.

**Sec. 10.12.530. - California Fire Code, Chapter 60 Highly Toxic and Toxic Materials, Section 6004.2.2.7, amended.**

**Section 6004.2.2.7 Treatment system** is hereby amending the exception as follows:

Exceptions:

1. Toxic gases – storage/use. Treatment systems are not required for toxic gases supplied by cylinders or portable tanks not exceeding 1,700 pounds (772 Kg) water capacity when the following are provided:
  - 1.1 A listed or approved gas detection system with a sensing interval not exceeding 5 minutes.
  - 1.2 For storage, valve outlets are equipped with gas-tight outlet plugs or caps.
  - 1.3 For use, an approved listed or approved automatic-closing fail-safe valve located immediately adjacent to cylinder valves. The fail-safe valve shall close when gas is detected at the permissible exposure limit (PEL) by a gas detection system monitoring the exhaust system at the point of discharge from the gas cabinet, exhausted enclosure, ventilated enclosure or gas room. The gas detection system shall comply with Section 6004.2.2.10.

**Sec. 10.12.540. - California Fire Code, Chapter 80 Referenced Standards, amended.**

**Chapter 80 Referenced Standards** is amended as follows:

**NFPA 13, 2013 Edition, Installation of Sprinkler Systems, Section 6.8.3** is hereby amended as follows:

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

**NFPA 13, 2013 Edition, Installation of Sprinkler Systems, Section 8.3.3.1** is hereby amended as follows:

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

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

**NFPA 13, 2013 Edition, Installation of Sprinkler Systems, Section 8.17.1.1.1** is hereby added as follows

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

**NFPA 13, 2013 Edition, Installation of Sprinkler Systems, Section 11.1.1.2** is hereby added as follows:

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

**NFPA 13, 2013 Edition, Installation of Sprinkler Systems, Section 11.2.3.1.1.1** is hereby added as follows:

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

- 1) Subtract the project site elevation from the low water level for the appropriate pressure zone and multiply the result by 0.433;
- 2) Use a maximum of 40 psi, if available;
- 3) Utilize the Orange County Fire Authority water-flow test form/directions to document a flow test conducted by the local water agency or an approved third party licensed in the State of California.

**NFPA 13, 2013 Edition, Installation of Sprinkler Systems, Section 23.2.1.1** is hereby amended as follows:

**Section 23.2.1.1** Where a waterflow test is used for the purposes of system design, the test shall be conducted no more than 6 months prior to working plan submittal unless otherwise approved by the authority having jurisdiction.

**NFPA 13R 2013 Edition Installation of Sprinkler System in Residential Occupancies up to and Including Four Stories in Height, Section 6.16.1** is hereby amended as follows:

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

There shall also be a minimum of one exterior alarm indicating device, listed for outside

service and audible from the access roadway that serves that building.

**NFPA 13D 2013 Edition Installation of Sprinkler Systems in One and Two-Family Dwellings and Manufactured Homes, Section 4.1.3 is hereby amended as follows:**

**4.1.3 Stock of Spare Sprinklers**

**NFPA 13D 2013 Edition Installation of Sprinkler Systems in One and Two-Family Dwellings and Manufactured Homes, Section 4.1.3.1 is hereby added as follows:**

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

**NFPA 13D 2013 Edition Installation of Sprinkler Systems in One and Two-Family Dwellings and Manufactured Homes, Section 4.1.3.2 is hereby added as follows:**

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

**NFPA 13D 2013 Edition Installation of Sprinkler Systems in One and Two-Family Dwellings and Manufactured Homes, Section 4.1.3.3 is hereby added as follows:**

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

**NFPA 13D 2013 Edition Installation of Sprinkler Systems in One and Two-Family Dwellings and Manufactured Homes, Section 4.1.3.4 is hereby added as follows:**

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

**NFPA 13D 2013 Edition Installation of Sprinkler Systems in One and Two-Family Dwellings and Manufactured Homes, Section 7.1.2 is hereby amended as follows:**

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

**NFPA 13D 2013 Edition Installation of Sprinkler Systems in One and Two-Family Dwellings and Manufactured Homes, Section 7.6 is hereby deleted in its entirety and replaced as follows:**

**7.6 Alarms** Exterior alarm indicating device shall be listed for outside service and audible from the street from which the house is addressed. Exterior audible devices shall be placed on the front or side of the structure and the location subject to final approval by the

fire code official. Additional interior alarm devices shall be required to provide audibility throughout the structure. Sound levels in all sleeping areas with all intervening doors closed shall be a minimum of 15 dBA above the average ambient sound level but not less than 75 dBA. Audible devices shall be powered from an uninterruptible circuit (except for over-current protection) serving normally operated appliances in the residence.

**Exceptions:**

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

**NFPA 14, 2013 Edition, Installation of Standpipe and Hose Systems, Section 7.3.1.1 is hereby deleted in its entirety and replaced as follows:**

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

**NFPA 24, 2013 Edition, Installation of Private Fire Service Mains and Their Appurtenances, Section 6.2.1.1 is hereby added as follows:**

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

**NFPA 24, 2013 Edition, Installation of Private Fire Service Mains and Their Appurtenances, Section 6.2.11 (5) is hereby deleted without replacement:**

**NFPA 24, 2013 Edition, Installation of Private Fire Service Mains and Their Appurtenances, Section 6.3.3 is hereby added as follows:**

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

**NFPA 24, 2013 Edition, Installation of Private Fire Service Mains and Their Appurtenances, Section 10.1.6.3 is hereby added as follows:**

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

**Exception: 304 or 316 Stainless Steel pipe and fittings**

**NFPA 24, 2013 Edition, Installation of Private Fire Service Mains and Their**

**Appurtenances, Section 10.3.5.2** is hereby revised as follows:

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

Exception: Bolted joint accessories made from 304 or 316 stainless steel.

**NFPA 24, 2013 Edition, Installation of Private Fire Service Mains and Their Appurtenances, Section 10.3.5.3** is hereby added as follows:

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

**NFPA 24, 2013 Edition, Installation of Private Fire Service Mains and Their Appurtenances, Section 10.6.3.1** is hereby revised as follows:

**10.6.3.1** Where fire service mains enter the building adjacent to the foundation, the pipe may run under a building to a maximum of 24 inches, as measured from the interior face of the exterior wall to the center of the vertical pipe. The pipe under the building or building foundation shall be 304 or 316 stainless steel and shall not contain mechanical joints or it shall comply with 10.6.2.

**NFPA 24, 2013 Edition, Installation of Private Fire Service Mains and Their Appurtenances, Section 10.6.5** is hereby revised as follows:

**10.6.4** Pipe joints shall not be located under foundation footings. The pipe under the building or building foundation shall be 304 or 316 stainless steel and shall not contain mechanical joints.

**SECTION 6.** Chapter 10.14 (California Mechanical Code) is hereby added to Title 10 (Buildings and Construction) of the Laguna Woods Municipal Code as follows:

Sec. 10.14.010. - Adoption of California Mechanical Code.

Sec. 10.14.020. - California Mechanical Code, Chapter 1, Division II Administration, amended.

**Sec. 10.14.010. - Adoption of California Mechanical Code.**

(a) The City Council of the City of Laguna Woods hereby adopts the 2013 Edition of the California Mechanical Code based on the 2012 Edition of the Uniform Mechanical Code, as published by the International Association of Plumbing and Mechanical Officials except such portions as are deleted, modified, or amended in this chapter. Said Code is adopted and incorporated as if fully set forth herein. Not less than one copy of the California Mechanical Code is now on file with the City Clerk of the City of Laguna Woods and available for public inspection.

(b) The purpose of this Code is to prescribe regulations for the protection of the public health and safety and to establish minimum regulations for the installation, alteration, design, construction, quality of materials, location, operation, and maintenance of heating, ventilating, comfort cooling, refrigeration systems, incinerators and other miscellaneous heat-producing

appliances within the City. All references in this chapter and in the standards adopted in this section to the Building Official or Building Inspector shall mean the City Manager or designee.

**Sec. 10.14.020. - California Mechanical Code, Chapter 1, Division II Administration, amended.**

**Chapter 1, Division II Administration** of the 2013 California Mechanical Code is hereby amended by deletion and hereby replaced by the following:

**Chapter 1, Division II Administration**

For administrative provisions for this code, see City of Laguna Woods Municipal Code 10.05.010

SECTION 7. Chapter 10.16 (California Plumbing Code) is hereby added to Title 10 (Buildings and Construction) of the Laguna Woods Municipal Code as follows:

Sec. 10.16.010. - Adoption of California Plumbing Code.

Sec. 10.16.020. - California Plumbing Code, Chapter 1, Division II Administration, amended.

**Sec. 10.16.010. - Adoption of California Plumbing Code.**

(a) The City Council of the City of Laguna Woods hereby adopts the 2013 Edition of the California Plumbing Code based on the 2012 Edition of the Uniform Plumbing Code, as published by the International Association of Plumbing and Mechanical Officials except such portions as are deleted, modified, or amended in this chapter. Said Code is adopted and incorporated as if fully set forth herein. Not less than one copy of the California Plumbing Code is now on file with the City Clerk of the City of Laguna Woods and available for public inspection.

(b) The purpose of this Code is to prescribe regulations for the protection of the public health and safety and to establish minimum regulations for the erection, installation, alteration, repair, relocation, replacement, maintenance or use of plumbing systems within the City. All references in this chapter and in the standards adopted in this section to the Building Official or Building Inspector shall mean the City Manager or designee.

**Sec. 10.16.020. - California Plumbing Code, Chapter 1, Division II Administration, amended.**

**Chapter 1, Division II Administration** of the 2013 California Plumbing Code is hereby amended by deletion and hereby replaced by the following:

**Chapter 1, Division II Administration**

For administrative provisions for this code, see City of Laguna Woods Municipal Code 10.05.010

SECTION 8. Chapter 10.22 (California Residential Code) is hereby added to Title 10 (Buildings and Construction) of the Laguna Woods Municipal Code as follows:

- Sec. 10.22.010. - Adoption of California Residential Code.
- Sec. 10.22.020. - California Residential Code, Chapter 1, Division II Administration, amended.
- Sec. 10.22.030. - California Residential Code, Chapter 2 Definitions, Section R202, amended.
- Sec. 10.22.040. - California Residential Code, Chapter 3 Building Planning, Table R301.2(1), amended.
- Sec. 10.22.050. - California Residential Code, Chapter 3 Building Planning, Section R301.9 and R301.10, amended.
- Sec. 10.22.060. - California Residential Code, Chapter 3 Building Planning, Section R301.10, amended.
- Sec. 10.22.070. - California Residential Code, Chapter 3 Building Planning, Table R302.6, amended.
- Sec. 10.22.080. - California Residential Code, Chapter 3 Building Planning, Section R309.6, amended.
- Sec. 10.22.090. - California Residential Code, Chapter 3 Building Planning, Section R313.1, amended.
- Sec. 10.22.100. - California Residential Code, Chapter 3 Building Planning, Section R313.2, amended.
- Sec. 10.22.110. - California Residential Code, Chapter 3 Building Planning, Section R313.3.6.2.2, amended.
- Sec. 10.22.120. - California Residential Code, Chapter 3 Building and Planning, Section R319, amended.
- Sec. 10.22.130. - California Residential Code, Chapter 3 Building Planning, Section R327.1.6, amended.
- Sec. 10.22.140. - California Residential Code, Chapter 4 Foundations, Section R403.1.3, amended.
- Sec. 10.22.150. - California Residential Code, Chapter 4 Foundations, Section R403.1.6.1, amended.
- Sec. 10.22.160. - California Residential Code, Chapter 4 Foundations, Section R405.1, amended.
- Sec. 10.22.170. - California Residential Code, Chapter 9 Roof Assemblies, Section R902.1, amended.
- Sec. 10.22.180. - California Residential Code, Chapter 9 Roof Assemblies, Section R902.1.3, amended.
- Sec. 10.22.190. - California Residential Code, Chapter 9 Roof Assemblies, Section R902.2 amended.
- Sec. 10.22.200. - California Residential Code, Chapter 10 Chimneys and Fireplaces, Section R1001.13 and 1001.14 added.
- Sec. 10.22.210. - California Residential Code, Chapter 44 Reference Standards, NFPA and NFPA 720-09, amended.

**Sec. 10.22.010. - Adoption of California Residential Code.**

(a) The City Council of the City of Laguna Woods hereby adopts the 2013 Edition of the California Residential Code, including Appendix H based on the 2012 International Building Code as published by the International Code Council and as are deleted, modified, or amended in this chapter. Said Building Code is adopted and incorporated as if fully set forth herein. Not less than one copy of the California Residential Code is now filed with the City Clerk and available for public inspection.

(b) The purpose of these codes is to prescribe regulations for the erection, construction, enlargement, alteration, repair, improving, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of residential one and two family dwellings. All references in this chapter and in the standards adopted in this section to the Building Official or Building Inspector shall mean the City Manager or designee.

**Sec. 10.22.020. - California Residential Code, Chapter 1, Division II Administration, amended.**

**Chapter 1, Division II Administration** of the 2013 California Residential Code is hereby deleted and hereby replaced by the following:

**Chapter 1, Division II Administration**

For administrative provisions for this code, see City of Laguna Woods Municipal Code 10.05.010

**Sec. 10.22.030. - California Residential Code, Chapter 2 Definitions, Section R202, amended.**

**Section R202 Definitions**, is amended by addition of "Hazardous Fire Area", deletion and replacement of "Sunroom" as follows:

**SUNROOM.** shall be permitted to be detached from or attached to dwelling units. Sunrooms shall be used only for recreational, outdoor living purposes and not as carports, garages, storage rooms or habitable rooms. Sunrooms shall meet all the code provisions of a Appendix H.

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

**Sec. 10.22.040. - California Residential Code, Chapter 3 Building Planning, Table R301.2(1), amended.**

**Table R301.2(1) Climatic and Geographic Design Criteria** is hereby revised to read:

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

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY <sup>f</sup>	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP <sup>e</sup>	ICE BARRIER UNDERLAYMENT REQUIRED <sup>h</sup>	FLOOD HAZARDS <sup>g</sup>	AIR FREEZING INDEX <sup>i</sup>	MEAN ANNUAL TEMP <sup>j</sup>
	Speed <sup>a</sup> (mph)	Topographic effects <sup>k</sup>		Weathering <sup>a</sup>	Frost line Depth <sup>b</sup>	Termite <sup>c</sup>					
Zero	85	No	D <sub>1</sub>	Negligible	12-24"	Very Heavy	43	No	See Note 101	0	60

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

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

Note 101 from Table 301.2(1) Joined NFIP 06-25-2004, Study date 12-03-2009, Panel numbers {06059C0407J, 06059C0426J, 06059C0427J, 060590429J, 06059CIND0B}

**Sec. 10.22.050. - California Residential Code, Chapter 3 Building Planning, Section R301.9 and R301.10, amended.**

**Section R301.9 Development on or Near Land Containing or Emitting Toxic,**

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

**R301.9 Development On Or Near Land Containing Or Emitting Toxic, Combustible or Flammable Liquids, Gases or Vapors.** The fire code official may require the submittal for approval of geological studies, evaluations, reports, remedial recommendations and/or similar documentation from a state-licensed and department-approved individual or firm, on any parcel of land to be developed which has, or is adjacent to, or within 1,000 feet (304.8 m) of a parcel of land that has an active, inactive, or abandoned oil or gas well operation, petroleum or chemical refining facility, petroleum or chemical storage, or may contain or give off toxic, combustible or flammable liquids, gases or vapors.

**Sec. 10.22.060. - California Residential Code, Chapter 3 Building Planning, Section R301.10, amended.**

**Section R301.10 Fuel Modification Requirements for New Construction** is hereby added as follows:

**R301.10 Fuel Modification Requirements for New Construction.** All new buildings to be built or installed in areas with or adjacent to land having hazardous combustible vegetation shall comply with the requirements in the edition of OCFA Vegetation Management Guidelines currently in use at the time

**Sec. 10.22.070. - California Residential Code, Chapter 3 Building Planning, Table R302.6, amended.**

**Table R302.6 Dwelling/Garage and/or Carport Separation** is hereby modified by requiring 5/8-inch Type X gyp-board at separations.

**Table R302.6  
DWELLING/GARAGE AND/OR CARPORT SEPARATION**

<b>SEPARATION</b>	<b>MATERIAL</b>
Form the residence and attics	Not less than 5/8-inch Type X gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage or carport	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 1/2-inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 5/8-inch Type X gypsum board or equivalent applied to the interior side of exterior walls that are within this area.

**Sec. 10.22.080. - California Residential Code, Chapter 3 Building Planning, Section R309.6, amended.**

**Section R309.6 Fire sprinkler attached garages, and carports with habitable space above** is hereby amended by modifying the exception as follows:

Exception: An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing carports and/or garages that do not have an automatic fire sprinkler system installed unless a sprinkler system is required in accordance with California Fire Code Section 903.2.8.

**Sec. 10.22.090. - California Residential Code, Chapter 3 Building Planning, Section R313.1, amended.**

**Section R313.1 Townhouse automatic fire sprinklers systems** is hereby modified by deleting it in its entirety and replacing it with the following:

**R313.1 Townhouse automatic fire sprinklers systems.** An automatic residential fire sprinkler system shall be installed in Townhouses as follows:

**New buildings:** An automatic sprinkler system shall be installed throughout all new buildings.

**Existing buildings:** An automatic sprinkler system shall be installed throughout when one of the following conditions exists:

1. When an addition is 33% or more of the existing building area, as defined in Section 502.1, and greater than 1000 square feet (92.903 m<sup>2</sup>) cumulative within a two year period; or
2. An addition when the existing building is already provided with automatic sprinklers; or
3. When an existing Group R Occupancy is being substantially renovated, and where the scope of the renovation is such that the Building Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.

**Sec. 10.22.100. - California Residential Code, Chapter 3 Building Planning, Section R313.2, amended.**

**Section R 313.2 One- and two-family dwellings automatic fire sprinklers systems** is hereby modified by deleting it in its entirety and replacing it with the following:

**R313.2 One- and two-family dwellings automatic fire sprinklers systems.** An automatic residential fire sprinkler system installed in Townhouses as follows:

**New buildings:** An automatic sprinkler system shall be installed throughout all new buildings.

**Existing buildings:** An automatic sprinkler system shall be installed throughout when one of the following conditions exists:

1. When an addition is 33% or more of the existing building area, as defined in Section 502.1, and greater than 1000 square feet (92.903 m<sup>2</sup>) cumulative within a two year period; or
2. An addition when the existing building is already provided with automatic sprinklers; or
3. When an existing Group R Occupancy is being substantially renovated, and where the scope of the renovation is such that the Building Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.

**Sec. 10.22.110. - California Residential Code, Chapter 3 Building Planning, Section R313.3.6.2.2, amended.**

**Section R313.3.6.2.2 Calculation procedure** is hereby revised as follows:

**R313.3.6.2.2 Calculation procedure.** Determination of the required size for water distribution piping shall be in accordance with the following procedure and California Fire Code Section 903.3.5.3.

**Sec. 10.22.120. - California Residential Code, Chapter 3 Building and Planning, Section R319, amended.**

**Section R319, Site Address** is hereby revised by addition of a second paragraph to read as follows:

Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Address identification is to be maintained.

**Sec. 10.22.130. - California Residential Code, Chapter 3 Building Planning, Section R327.1.6, amended.**

**Section R327.1.6 Fuel Modification Requirements for New Construction** is hereby added as follows:

**R327.1.6 Fuel Modification Requirements for New Construction.** All new buildings to be built or installed in hazardous fire areas shall comply with the following:

1. Preliminary fuel modification plans shall be submitted to and approved by the fire code official concurrent with the submittal for approval of any tentative map.
2. Final fuel modification plans shall be submitted to and approved by the fire code official prior to the issuance of a grading permit.

- 2.1 The fuel modification plan shall include provisions for the maintenance of the fuel modification for perpetuity.
3. The fuel modification plans shall meet the criteria set forth in the Fuel Modification Section of the Orange County Fire Authority Vegetation Management Guidelines.
4. The fuel modification plan may be altered if conditions change. Any alterations to the fuel modification areas shall have prior approval from the fire code official.
5. All elements of the fuel modification plan shall be maintained in accordance with the approved plan and are subject to the enforcement process outlined in the Fire Code.

**Sec. 10.22.140. - California Residential Code, Chapter 4 Foundations, Section R403.1.3, amended.**

**Section R403.1.3 Seismic Reinforcement** is hereby modified by deleting the "Exception" for masonry stem walls and replacing as follows:

In all seismic design categories masonry stem walls without solid grout and vertical reinforcement is not permitted.

**Sec. 10.22.150. - California Residential Code, Chapter 4 Foundations, Section R403.1.6.1, amended.**

**Section 403.1.6.1 Foundation Anchorage in Seismic Design Categories C, D<sub>0</sub> D<sub>1</sub> and D<sub>2</sub>**, is hereby modified by adding number 7 as follows:

7. Foundation anchorage bolts shall be a minimum 5/8 inch in diameter.

**Sec. 10.22.160. - California Residential Code, Chapter 4 Foundations, Section R405.1, amended.**

**Section R405.1 Concrete and Masonry Foundations** is hereby modified by deleting the "Exception" for drainage systems:

**Sec. 10.22.170. - California Residential Code, Chapter 9 Roof Assemblies, Section R902.1, amended.**

**Section R902.1 Roofing Covering Materials** is hereby amended by revising it to allow only class A or B roofs as follows.

**R902.1 Roofing covering materials.** Roofs shall be covered with materials as set forth in Sections R904 and R905. A minimum Class A or B roofing shall be installed in areas

designated by this section. Classes A or B roofing required by this section to be listed shall be tested in accordance with UL 790 or ASTM E 108.

**Exceptions:**

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

**Sec. 10.22.180. - California Residential Code, Chapter 9 Roof Assemblies, Section R902.1.3, amended.**

**Section R902.1.3 Roof Coverings within all Other Areas** is hereby amended by revising it to require a minimum Class B roof as follows:

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

**Sec. 10.22.190. - California Residential Code, Chapter 9 Roof Assemblies, Section R902.2 amended.**

**Section R902.2 Fire-retardant-treated Shingles and Shakes, first paragraph** is hereby amended by revising it to allow only Class A or B treated wood roofs as follows:

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

**Sec. 10.22.200. - California Residential Code, Chapter 10 Chimneys and Fireplaces, Section R1001.13 and 1001.14 added.**

**Section R1001.13 Chimney Spark Arresters** is hereby added as follows:

**R1001.13 Chimney spark arresters.** All chimneys attached to any appliance or fireplace that burns solid fuel shall be equipped with an approved spark arrester. Chimneys serving outdoor appliances or fireplaces shall be equipped with a spark arrester. The spark arrester shall meet the requirements of Section 2113.9.2 of the California Building Code.

**Section R1001.14 Outdoor Fireplaces, Fire Pits, Fire Rings, or similar devices** is

hereby added as follows:

**R1001.14 Outdoor Fireplaces, Fire Pits, Fire Rings, or similar devices.** Outdoor fireplaces, fire pits, fire rings, or similar exterior devices shall comply with this section.

**Exception:** Barbeques, grills, and other portable devices intended for cooking

**R1001.14.1 Gas-fueled devices.** Outdoor fireplaces, fire pits and similar devices fueled by natural gas or liquefied-petroleum gas are allowed when approved by the Building Department and the device is designed to only burn a gas flame and not wood or other solid fuel. At R-3 occupancies, combustible construction shall not be located within three feet of an atmospheric column that extends vertically from the perimeter of the device. Where a permanent Building Department approved hood and vent is installed, combustible construction may encroach upon this column between the bottom of the hood and the vent opening. Where chimneys or vents are installed, they shall have a spark arrester in accordance with Section 1001.13.

**R1001.14.2 Devices using wood or fuels other than natural gas or liquefied-petroleum gas.** Fireplaces burning wood or other solid fuel shall be constructed in accordance with the California Building Code and Section R1001.13. Fires in a fireplace shall be contained within a firebox with an attached chimney. The opening in the face of the firebox shall have an installed and maintained method of arresting sparks. The burning of wood or other solid fuel in a device is not allowed within 15 feet of combustible structures, unless within a permanent or portable fireplace.

**R1001.14.2.1 Where prohibited.** The burning of wood and other solid fuels shall not be conducted within a fuel modification zone. Wood and other solid fuel burning fires in devices other than permanent fireplaces are not allowed within Wildfire Risk Areas (WRA) and adopted Fire Hazard Severity Zones (FHSZ) and Special Fire Protection Areas (SFPA) or in locations where conditions could cause the spread of fire to the WRA or FHSZ, unless determined by the Fire Code Official that the location or design of the device should reasonably prevent the start of a wildfire.

**Sec. 10.22.210. - California Residential Code, Chapter 44 Reference Standards, NFPA and NFPA 720-09, amended.**

**NFPA and NFPA 720-09.** See California Fire Code as referenced and amended by the City of Laguna Woods, Municipal Code Title 10, Chapter 12 Fire Code.

**SECTION 9.** Chapter 10.24 (California Green Building Standards Code) is hereby added to Title 10 (Buildings and Construction) of the Laguna Woods Municipal Code as follows:

**Sec. 10.24.010. - Adoption of California Green Building Standards Code.**

**Sec. 10.24.020. - California Green Building Standards Code, Chapter 1, Division II Administration, amended.**

**Sec. 10.24.010. - Adoption of California Green Building Standards Code.**

(a) The City Council of the City of Laguna Woods hereby adopts the 2013 Edition of the California Green Building Standards Code, as modified, or amended in this chapter. Said Building Code is adopted and incorporated as if fully set forth herein. Not less than one copy of the California Green Building Standards Code is now filed with the City Clerk and available for public inspection.

(b) The purpose of these codes is to prescribe regulations for new buildings. All references in this chapter and in the standards adopted in this section to the Building Official or Building Inspector shall mean the City Manager or designee.

**Sec. 10.24.020. - California Green Building Standards Code, Chapter 1, Division II Administration, amended.**

**Chapter 1, Division II Administration** of the 2010 California Green Building Standards Code is hereby deleted and hereby replaced by the following:

**Chapter 1, Division II Administration**

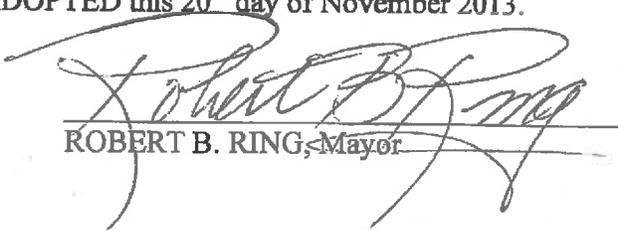
For administrative provisions for this code, see City of Laguna Woods Municipal Code 10.05.010

SECTION 10. This Ordinance shall take effect and be in full force and operation on January 1, 2014.

SECTION 11. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase added by this Ordinance, or any part thereof, is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity of effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase thereof irrespective of the fact that any one or more subsections, subdivisions, paragraphs sentences, clauses, or phrases are declared unconstitutional, invalid, or ineffective.

SECTION 12. The Deputy City Clerk shall certify to the passage of this Ordinance and shall cause this Ordinance to be published or posted as required by law.

PASSED, APPROVED AND ADOPTED this 20<sup>th</sup> day of November 2013.

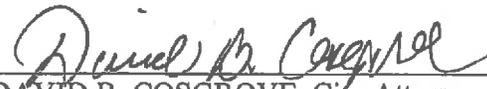
  
ROBERT B. RING, Mayor

ATTEST:



MARC DONOHUE, Deputy City Clerk

APPROVED AS TO FORM:



DAVID B. COSGROVE, City Attorney

STATE OF CALIFORNIA     )  
COUNTY OF ORANGE     ) ss.  
CITY OF LAGUNA WOODS   )

I, MARC DONOHUE, Deputy City Clerk of the City of Laguna Woods, do HEREBY CERTIFY that the foregoing **Ordinance No. 13-05** was duly introduced and placed upon its first reading at a Regular Meeting of the City Council on the 30<sup>th</sup> day of October, 2013, and that thereafter, said Ordinance was duly adopted and passed at a Regular Meeting of the City Council on the 20<sup>th</sup> day of November 2013 by the following vote to wit:

AYES:           COUNCILMEMBERS: Conners, Hack, Hatch, Robbins, Ring  
NOES:           COUNCILMEMBERS:  
ABSENT:        COUNCILMEMBERS:



MARC DONOHUE, Deputy City Clerk