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

August 4, 2014

Jon S. Traw
Building Official
City of Monterey Park
320 West Newmark Avenue
Monterey Park, CA 91754

RE: Ordinance #2103

Dear Mr. Traw:

This letter is to advise you of our determination regarding the referenced ordinance with express findings received from your agency on July 23, 2014.

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 modifications are accepted for filing and are enforceable. This letter attests only to the satisfaction of the cited law for filing of local code amendment supported by an express finding with the Commission. The Commission is not authorized by law to evaluate the merit of the code modification or the express finding.

Local modifications to the code are specific to a particular edition of the code. They must be readopted and filed with the Commission in order to remain in effect when the next triennial edition of the code is published.

On a related matter, should your 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,

Enrique M. Rodriguez
Associate Construction Analyst

cc: Chron
Local Filings

CITY OF MONTEREY PARK

320 West Newmark Avenue • Monterey Park • California 91754-2896
www.ci.monterey-park.ca.us

2014 JUN 23 A 11:01

CALIFORNIA BUILDING
STANDARDS COMMISSION

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6/16/2014

California Building Standards Commission
2525 Natomas Park Dr., Suite 130
Sacramento, CA 95833

RE: City of Monterey Park, California, Building Ordinances

To Whom It May Concern:

The purpose of this letter is to correct an error made in our submission in April of 2014. The Ordinance number listed in Item 1 should have been 2103 and not 2080. Hopefully this responds to question raised by the staff. A copy of Ordinance 2103 has been included herewith in case our prior transmittal did not include the proper ordinance.

Thank you for bringing this to our attention. If additional information is desired please telephone this office at (626) 307-1300.

Sincerely,

Jon S. Traw
Building Official

Enclosure: Ordinance No.2103 including findings

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ORDINANCE NO. 2103 ____

AN ORDINANCE ADOPTING THE 2013 EDITIONS OF THE CALIFORNIA MODEL CODES, MAKING CERTAIN AMENDMENTS BASED UPON LOCAL CONDITIONS, AND AMENDING THE MONTEREY PARK MUNICIPAL CODE TO REFLECT SUCH CHANGES.

The City Council for the City of Monterey Park does ordain as follows:

SECTION 1: *Findings.* The City Council finds as follows:

A. The City may adopt model codes by reference pursuant to Government Code §§ 50022.2, *et seq.*;

B. Health and Safety Code § 17958 requires the City to adopt certain codes that are set forth in Health and Safety Code § 17922 and published in the California Code of Regulations;

C. In accordance with Health and Safety Code § 17958.7, it is in the public interest to adopt the most recent codes published by the California Building Standards Commission;

D. Notice of public hearing to consider the adoption of the codes was published pursuant to Government Code § 6066 and a duly noticed public hearing was held regarding the adoption of the Codes;

E. Pursuant to § 50022.6 of the Government Code, at least one copy of all codes adopted by reference were filed with the City Clerk of the City and were available for public inspection for at least fifteen (15) days preceding the date of the hearing;

F. Pursuant to Government Code § 50022.9, the City Council intends to incorporate by reference, with local amendments, the following 2013 codes in their entirety as if set forth in full herein:

1. The California Building Code ("CBC"), California Residential Building Code, and California Green Building Standards Code, 2013 Editions, as published in Title 24, Part 2, Part 2.5, Part 11 and Part 12 of the California Code of Regulations;

2. The California Electrical Code, 2013 Edition ("CEC"), as published in Title 24, Part 3 of the California Code of Regulations;

3. The California Fire Code, 2013 Edition ("CFC"), as published in Title 24, Part 9 of the California Code of Regulations;

4. The California Plumbing Code, 2013 Edition ("CPC"), as published in

Title 24, Part 5 of the California Code of Regulations;

5. The California Mechanical Code, 2013 Edition ("CMC"), as published in Title 24, Part 4 of the California Code of Regulations;

6. California Historical Building Code, 2013 Edition ("CHBC"), as published in Title 24, Part 8 of the California Code of Regulations;

7. California Referenced Standards Code, 2013 Edition ("CRSC"), as published at Title 24, Part 12, of the California Code of Regulations;

8. California Existing Building Code, 2013 Edition ("CEBC"), as published in Title 24, Part 10 of the California Code of Regulations;

9. International Pool and Space Code, 2012 Edition, as published by the International Code Council, Inc.; and

10. The California Building Standards Administrative Code, 2013 Edition ("CAC"), as published in Title 24, Part 1 of the California Code of Regulations.

G. In accordance with 14 California Code of Regulations § 15061(b)(3), adopting local amendments to the California Building Standards Code is exempt from additional environmental review under the California Environmental Quality Act.

SECTION 2: In accordance with Health and Safety Code § 17958.7, the City Council finds that there are local climatic, geographic, and topographic conditions justifying the various local amendments to the California Building Standards Code as set forth in attached Exhibit "A," which is incorporated by reference.

SECTION 3: Chapter 16.01 of Monterey Park Municipal Code ("MPMC") is amended in its entirety to read as follows:

"Chapter 16.01 ADOPTION OF TECHNICAL BUILDING CODES AND ADMINISTRATIVE PROVISIONS

16.01.010 Adoption of specific Codes – Copies on file.

16.01.020 Definition of terms.

16.01.030 Resolution of conflicts in application.

16.01.040 Administrative provisions.

16.01.010 Adoption of specific Codes--Copies on file.

A. Except as otherwise provided in this chapter, the following Codes are adopted by reference:

1. The 2013 California Building Code including Appendix F, I and J;

2. The 2013 California Residential Code including Appendix H;

3. The 2013 California Electrical Code;

4. The 2013 California Mechanical Code;

5. The 2013 California Plumbing Code including Appendix A and I;

6. The 2013 California Historical Building Code;

7. The 2013 California Existing Building Code;

8. The 2013 California Green Building Standards;

9. The 2013 California Referenced Standards Code; and

10. The 2012 International Pool and Spa Code.

B. In accordance with Health and Safety Code § 18942, one copy of said Codes will remain on file in the office of the City Clerk.

16.01.020 Definition of terms.

Unless the contrary is stated or clearly appears from the context, the following definitions govern the construction of the words and phrases used in this Title. Words and phrases not defined by this chapter have the meanings set forth in the applicable Code as set forth in Title 24 of the Code of California Regulations. If the definition of any term contained in this Title conflicts with the definition of the same term in the applicable Code, then the definition contained in this Title governs.

"Building and Safety Division" means the Building Division, Community and Economic Development Department of the City of Monterey Park;

"Code" or "Codes" means the applicable 2013 code adopted by reference in this Title.

"Health office" means the Los Angeles County Department of health services.

16.01.030 Resolution of conflicts in application.

In the event of any conflict or ambiguity between any provision contained in the Codes and this Title, this Title will govern.

16.01.040 Administrative provisions

Add Chapter 1, Administrative Provisions to read as follows:

Chapter 1
ADMINISTRATIVE PROVISIONS

SECTION 100 CONTENTS

Section 101 General
Section 102 Applicability
Section 103 Building and Safety
Section 104 Duties and Powers of Building Official
Section 105 Permits
Section 106 Construction Documents
Section 107 Temporary Structures and Uses
Section 108 Fees
Section 109 Inspections
Section 110 Certificate of Occupancy
Section 111 Service Utilities
Section 112 Board of Appeals
Section 113 Violations and Penalties
Section 114 Stop Work Order
Section 115 Unsafe Structures and Buildings

SECTION 101 GENERAL

101.1 Title. These regulations may referred to as the Administrative Provisions of the California Building Codes of the State of California and other Codes as adopted by Title 16 and 17 of the Monterey Park Municipal Code.

101.2 Scope. The provisions of the codes 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.

101.2.1 Appendices. Provisions in the appendices of the codes, do 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 are 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 as adopted in Section 16.01.010 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 as adopted in Section 16.01.010 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 as adopted in Section 16.01.010 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 as adopted in Section 16.01.010 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 will govern.

101.4.5 Plumbing Code. The provisions of the California Plumbing Code as adopted in Section 16.01.010 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 apply to private sewage disposal systems.

101.4.6 Historic Building Code. The provisions of the California Historic Building Code as adopted in Section 16.01.010 apply to the alteration and repair of historic buildings.

101.4.7 Existing Building Code. The provisions of the California Existing Building Code as adopted in Section 16.01.010 apply to maintenance of existing buildings.

101.4.8 Green Building Standards Code. The mandatory provisions of the California Green Building Standards Code as adopted in Section 16.01.010 apply to all new buildings and structures.

101.4.9 Referenced Standards Code. The provisions of the California Referenced Standards Code as adopted in Section 16.01.010 apply to all new buildings and structures.

101.4.10 Pool and Spa Code. The mandatory provisions of the International Pool and Spa Code as adopted in Section 16.01.010 apply to all pool and spas.

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 will govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement is applicable.

102.2 Other laws. The provisions of the codes cannot 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 are 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 are 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 apply.

102.5 Partial invalidity. In the event that any part or provision of the codes is held to be illegal or void, this does 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 may 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.

SECTION 103 BUILDING AND SAFETY

103.1 [INTENTIONALLY BLANK]

103.2 Appointment. The Building Official is appointed by the authorized representative of the authority having jurisdiction.

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the Building Official has the authority to appoint a deputy Building Official, the related technical officers, inspectors, plan examiners and other agents. Such appointed agents have powers as delegated by the Building Official.

SECTION 104 DUTIES AND POWERS OF BUILDING OFFICIAL

104.1 General. The Building Official is authorized and directed to enforce the provisions of the codes. The Building Official has 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 must be in compliance with the intent and purpose of the codes. Such policies and procedures do not have the effect of waiving requirements specifically provided for in the codes.

104.2 Applications and permits. The Building Official will 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 are issued and enforce compliance with the provisions of the codes.

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

104.4 Inspections. The Building Official is authorized to make all of the required inspections and the Building Official has authority to accept reports of inspection by approved agencies or individuals. Reports of such inspections must 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 must 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 must 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 may take additional legal actions to obtain entry to the premises.

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

104.8 [INTENTIONALLY LEFT BLANK]

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

104.9.1 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 cannot be reused unless approved by the Building Official.

104.10 Modifications. Wherever there are practical difficulties involved in carrying out the provisions of the codes, the Building Official has the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the Building Official must 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 must be recorded and entered in the City's files.

104.11 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 must 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,

104.11.1 Evaluation reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in the codes, consists of valid evaluation reports from approved sources.

104.11.2 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 has the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods are as specified in the codes or by other recognized test standards. In the absence of recognized and accepted test methods, the Building Official may approve the testing procedures. Tests

must be performed by an approved agency. Reports of such tests must be retained by the Building Official for the period required for retention of public records.

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, must obtain a valid permit from the Building Official.

Work performed without a permit is a misdemeanor. In addition, any such work constitutes a public nuisance and may be abated in accordance with the MPMC.

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.

105.1.1 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 regularly employing one or more qualified trade persons in the building, structure or on the premises owned or operated by the applicant for the permit.

The Building Official may detail the scope, parameters and conditions of this permit. The 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 has access to such records at all times and such records must be filed with the Building Official as designated.

105.2 Work exempt from permit. Exemptions from permit requirements of the codes does not grant authorization for any work to be done in any manner in violation of the provisions of the codes or any other applicable law or policy. Except when otherwise subject to City review and approval or when otherwise required by State or local laws, regulations or standards, permits are not 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 regulations of the MPMC.

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 must 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 must 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 is considered new work and a permit must 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.

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

105.2.2 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 do 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 do 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.

105.2.3 Public service agencies. A permit is not required for 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.

105.3 Application for permit. To obtain a permit, the applicant must first file an application therefore in writing on a form furnished by the Building Official for that purpose. Such application must:

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.

105.3.1 Action on application. The Building Official will examine or cause to be examined applications for permits within a reasonable time after filing. If the application or the construction documents does not conform to the requirements of applicable, the Building Official must reject such application in writing.

No building permit or other similar applicable permit bearing on property development or use including additions, modifications or revisions may 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 construction 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 applicable law, the Building Official must issue a permit in accordance with applicable law.

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

Permit applications which were submitted as a result of a Code Enforcement notice of violation and subsequently not issued within 90 days of filing are deemed expired. The Building Official may authorize the extension of time for justifiable good cause.

105.4 Permit issuance. The application, plans, specifications, computations, and other data filed by an applicant for a permit will be reviewed by the Building Official. Such plans may be reviewed by other City officials to verify compliance with applicable law. 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 with applicable law, and that the specified fees have been paid, the permit must be issued.

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

The Building Official may issue a permit for the construction of part of the building or structure before the entire plans and specifications for the whole building or structure are submitted or approved, provided adequate information and detailed statements was filed complying with all pertinent requirements of the codes. The permittee may proceed at the permittee's own risk without assurance that the permit for the entire building or structure will be granted.

105.5 Retention of plans. One set of approved plans, specifications and computations must be retained by the Building Official for a period as detailed by the City's retention schedule and one set of approved plans and specifications must be returned to the

applicant. The applicant's approved plans and specifications must be kept on the project site at all times during which the work authorized thereby is in progress.

105.6 Validity of permit. Issuing a permit or approving plans, specifications, and computations cannot be construed to be a permit for, or an approval of, any violation of applicable law. Permits presuming to give authority to violate or cancel the provisions of the codes or other ordinances of the jurisdiction are void.

Issuing a permit based on construction documents and other data does 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.

105.7 Expiration. Every permit issued by the Building Official under the provisions of the codes will 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 90 days. Before such work can be commenced or recommenced, a permit must first be renewed or reissued.

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 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 a total of one calendar year from the time of the initial permit application upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. Subject to approval of the Building Official, permits extended in this manner do not require additional permit fees.

(2) Requesting reinstatement of a permit which was expired for less than 30 days. Any permittee holding a permit which was expired for less than 30 days may apply for a renewal of permit. Permit renewal fees must be paid in accordance with the fees established by the City Council.

(3) Requesting reissuance of a permit which has been expired for one year or more. Any permittee holding a permit which was expired for one year 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. 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 are considered as one permit. Each separate permit with work

completed entirely before suspension or abandonment is not subject to renewal or reissuance.

105.8 Change of contractor or of ownership. A valid permit terminates 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 is not complete. A new permit is 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, will be made for issuing a 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.

105.9 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.

105.10 Incomplete construction. When a permit is revoked pursuant to 105.9, the incomplete construction for which the permit is issued constitutes a public nuisance and must be appropriately abated as determined by the Building Official.

105.11 Placement of permit. The building permit or copy thereof must be kept readily available on the site of the work until the completion of the project.

105.12 Surrender of permit. If a portion of the work or construction covered by the issued permit has not been commenced, the permittee may deliver such permit and approved documents to the Building Official with request that such permit is to be canceled. The Building Official will make note on the permit with or with like wording "Canceled at the request of the Permittee." Thereupon the permit and documents becomes null and void.

105.13 Liens to be discharged. A permit cannot be issued to any person or corporation under the provision of this Title in respect to any property where the cost of any building repair or abatement has been performed and a lien is recorded by the City , unless and until the amount of said lien with interest, has been paid in full.

SECTION 106 CONSTRUCTION DOCUMENTS

106.1 Submittal documents. Construction documents, statement of special inspections, geotechnical reports and other data must be submitted in two or more sets with each permit application. The construction documents must 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 the Building Official finds 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 will expire, 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.

Exception: The Building Official may authorize one or more extensions of periods not to exceed 180 days each. These extensions cannot exceed that of the related application as indicated in subsection 105.3.2.

106.3 Information on construction documents. Construction documents must be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the Building Official. Construction documents must 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) must be submitted to indicate conformance with the codes and the construction documents and must be approved before the start of system installation. Shop drawings must contain all information as required by the referenced installation standards in Chapter 9.

106.3.2 Means of egress. The construction documents must 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 must 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 must describe the exterior wall envelope in sufficient detail to determine compliance with the codes. The construction documents must 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 must 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 must 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 must 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 must be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan must 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 must examine or cause to be examined the accompanying construction documents and must ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of the codes and other applicable law.

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

106.6.1 Previous approvals. The codes cannot require changes in the construction documents, construction or designated occupancy of a structure for which a lawful permit was previously issued or otherwise lawfully authorized, and the construction of which was pursued in good faith within 30 days after the effective date of the codes, has not been abandoned or the Building Official has not determined the permit was issued under false information.

106.6.2 Phased approval. The Building Official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements are filed complying with pertinent requirements of the codes and the MPMC. The holder of such permit for the foundation or other parts of a building or structure must proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted.

106.7 Design professional in responsible charge.

106.7.1 General. When it is required that documents be prepared by a registered design professional, the Building Official must be authorized to require the owner to

engage and designate on the building permit application a registered design professional who must act as the registered design professional in responsible charge. If the circumstances require, the owner must designate a substitute registered design professional in responsible charge who must perform the duties required of the original registered design professional in responsible charge. The Building Official must 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 must 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, the statement of special inspections must name the individual or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur.

106.7.2 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 must have the prior approval of the Building Official. The registered design professional in responsible charge must list the deferred submittals on the construction documents for review by the Building Official.

Documents for deferred submittal items must be submitted to the registered design professional in responsible charge who must 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 must not be installed until the design and submittal documents have been approved by the Building Official.

106.8 Amended construction documents. Work must 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 must be resubmitted for approval as an amended set of construction documents,

106.9 Number of construction documents. One set of approved construction documents must be retained by the Building Official for a period of not less than that required by state law and the city's retention policy.

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 must be limited as to time of service, but cannot be permitted for more than 90 days. The Building Official is authorized to grant extensions for demonstrated good cause.

107.2 Conformance. Temporary structures and uses must 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 must 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.

SECTION 108 FEES

108.1 General. A fee as established by resolution of the City Council must 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 must be assessed in accordance with the fee schedule adopted by City Council.

Failure to pay fees and obtain a permit before commencing work must 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 must result in an assessment of an investigation fee in an amount equal to the permit fee for the work undertaken without permit. Payment of a double fee must not relieve any person from fully complying with the requirements of the codes nor from any other penalties prescribed herein.

108.3 Plan review fees. When a plan or other data is ready to be submitted by subsection 105.3 a plan-checking fee, in the amount as established by City Council must 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 must be assessed in accordance with the fee schedule established by City Council.

108.4 Investigation fee. An investigation fee as established by Section 108.2 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 must be paid and the investigation must be made before 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. The Building Official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with the codes, except that no refund will be made for less than $100. The Building Official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is performed, except that no refund will be made for less than $100. The Building Official cannot authorize refunding of any fee paid except on written application filed by the original permittee not later than 60 days after the date of fee payment.

Permit and plan check fees will be refunded in their entirety when inadvertently paid for a project outside the jurisdiction or as duplicate fees, except that no refund will be made if 60 days have elapsed from the date of payment.

108.6 Additional plan review fees. Where plans are incomplete or changed so as to require additional plan checking, an additional plan checking fee must be paid to the Building Official based upon the value of construction of the proposed change or redesign. In establishing said fee, no allowance for a decreased valuation is permitted due to the replacement, omission or lessening of any member or portion of the building shown in the original plans. Said fee may be waived when in the opinion of the Building Official the additional fee is not warranted. No additional fees can 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.

108.7 Change of Occupancy Investigation fee. A fee as established by City Council resolution must 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 109 INSPECTIONS

109.1 General. Construction or work for which a permit is required must be subject to inspection by the Building Official and such construction or work must remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection cannot be construed to approve violations of applicable law. It is 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 is 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, must 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 must be made after excavations for footings are complete and any required reinforcing steel is in place, For concrete foundations, any required forms must be in place before inspection. Materials for the foundation must 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 must 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 before further vertical construction, the elevation certification required in Section 1612.5 must be submitted to the Building Official.

109.3.4 Frame inspection. Framing inspections must 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 must 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 must not be concealed from view until inspected and approved.

109.3.7 Energy efficiency inspections. Inspections must be made to determine compliance with the California Energy, Green Building Standards Codes and must include, without limitation, 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 must 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 is 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 is also 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 cannot be done beyond the point indicated in each successive inspection without first obtaining the approval of the Building Official. The Building Official, upon notification, must make the requested inspections and must either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or their agent wherein the same fails to comply with the codes. Any portions that do not comply must be corrected and such portion must not be covered or concealed until authorized by the Building Official.

SECTION 110 CERTIFICATE OF OCCUPANCY

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

Exception: The Building Official cannot issue Certificate of Occupancies for remodels and additions to owner-occupied dwellings, such as single-family homes, townhomes, Co-Op or condominiums and U occupancies.

A valid certificate of occupancy cannot be construed as approval for violating any applicable law. The Building Official cannot 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 must 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 must be occupied safely. The Building Official must 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 must 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.

SECTION 111 SERVICE UTILITIES

111.1 Connection of service utilities. 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, must not be established until released by the Building Official.

111.2 Temporary connection. The Building Official has 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 may 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 must notify the serving utility, and wherever possible the owner and occupant of the building, structure or service system of the decision to disconnect before taking such action. If not notified before disconnecting, the owner or occupant of the building, structure or service system must be notified in writing, as soon as practical thereafter.

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 must be and is hereby created a board of appeals. The board of appeals must be appointed by the City Council and holds office at its pleasure. The board may adopt rules of procedure for conducting its business.

112.2 Limitations on authority. The Board of Appeals does not have authority relative to interpretation of the administrative provisions of the codes nor is the Board empowered to waive requirements of the codes. The application for appeal must be based on a claim that the true intent of the codes or the rules legally adopted thereunder have been incorrectly interpreted where the provision of the codes do not fully apply, or where an equally good or better form of construction is proposed.

112.3 Qualifications. The board of appeals must 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 must 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 calendar days after the decision of the Building Official.

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

Upon the filing of a verified application, the Building Official must transmit said application forthwith to the Board of Appeals, and such board must investigate, examine, review, hear testimony, from and on behalf of the applicant, and must render findings and decisions on the matter in writing to the applicant with a duplicate copy to the Building Official within 20 days after the conclusion of its proceedings, the Building Official must make all findings and decisions available to the public without fees.

SECTION 113 VIOLATIONS AND PENALTIES

113.1 General. Violation of the codes constitutes a misdemeanor. In addition, such violation constitutes a public nuisance that may be abated in accordance with applicable law.

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 must direct the discontinuance of the illegal action or condition and the abatement of the violation.

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 must be in writing and must 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 must immediately cease. The stop work order must 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 must 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, must be subject to penalties as prescribed by law.

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 public nuisances and must be abated by repair, rehabilitation, improvement, removal, or demolition, in whole or part. A vacant building or structure that is not secure against entry must be deemed unsafe."

SECTION 4: A new Chapter 16.05 is added to the MPMC to read as follows:

"Chapter 16.05 BUILDING CODE

16.05.010 Documents--Adopted by reference.

16.05.020 Chapter 1—Administrative provisions.

16.05.030 Section 312.1 amended—Swimming pools, U occupany.

16.05.040 Sections 504.2, 506.3, 506.4.1 and 506.5 amended—Heights and areas.

16.05.050 Sections 705.2.3 amended – Combustible eave projections.

16.05.060 Section 717.3.2 amended—Draftstopping

16.05.070 Section 717.3.3 amended--Draftstopping.

16.05.080 Section 717.4.3 amended--Draftstopping.

16.05.090 Section 901.1.1 added—Owner responsibility.

16.05.100 Section 901.4.5 added—Non-operational equipment.

16.05.110 Section 903 amended—Automatic sprinkler systems.

16.05.120 Section 905.3.11 added—Standpipes in residential complexes.

16.05.130 Section 907.1.6 added—Multiple fire alarm and detection systems.

16.05.140 Section 907.2 amended—Fire alarm systems in new buildings and structures.

16.05.150 Table 1505.1 amended—Roof coverings.

16.05.160 Section 1505.1.3 amended—Roof coverings.

16.05.170 Section 1705.3 amended—Special inspections.

16.05.180 Section 1710.1 amended—Structural observation.

16.05.190 Section 1710.2 amended—Structural observation.

16.05.200 Section 1807.1.6 amended—Concrete and masonry foundations.

16.05.210 Section 1809.7 and Table 1809.7 amended—Conventional footings.

16.05.220 Section 1908.1.8 amended—Plain concrete limitations.

16.05.230 Section 1909.4 amended—Plain concrete design.

16.05.240 Section 3109.1 amended—Public bodies of water exemption.

16.05.250 Section 3109.4.1.10 added—Prohibited activity.

16.05.260 Section 3109.4.4.1 amended—Private pool definition.

16.05.270 Section 109.4.4.2 amended—Pool enclosures.

16.05.280 Section 3109.6 added—Pool lighting restriction.

16.05.290 Section Appendix I, Section 1101.1 amended—Patio enclosures.

16.05.010 Documents--Adopted by reference.

Pursuant to Government Code § 50022.9, the City Council incorporates by reference the California Building Code ("CBC"), 2013 Edition, as published in Title 24, Parts 2 and 2.5, of the California Code of Regulations.

Sec. 16.05.020. Chapter 1, Division II Scope and Administration amended.

The text within Chapter 1 Division II is deleted and replaced with the following:

Division II
Administrative Provisions

Section 101. For administrative provisions for this Code, see Sec. 16.01.040.

Sec. 16.05.030. Section 312.1 amended.

Section 312.1 is amended to add "swimming pools" to the list of Group U occupancies such that the section reads as follows:

312.1 General. Buildings and structures of an accessory character and miscellaneous structures not classified in any specific occupancy will be constructed, equipped and maintained to conform to the requirements of the Codes commensurate with the fire and life hazard incidental to their occupancy. Group U will include, but not be limited to, the following:
Agricultural buildings
Aircraft hangars, accessory to a one-or two-family residence (see Section 412.3)
Barns
Carports
Fences more than 6 feet (1,829 mm) high
Grain silos, accessory to a residential occupancy
Greenhouses
Livestock shelters
Private garages
Retaining walls
Sheds
Stables
Tanks
Towers
Swimming pools

Sec. 16.05.040. Sections 504.2, 506.3 506.4.1 and 506.5 amended.

Sections 504.2, 506.3 and 506.4.1 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 IIB, 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. [SFM] Fire areas with an occupancy in Group L.
5. [SFM] Fire areas with an occupancy in Licensed 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 must 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 (Is =2) for buildings with more than one story above grade plane and an additional 300 percent (Is = 3) for buildings with no more than one story above grade plane.

Exception: The area limitation increases must not be permitted for the following conditions:
1. The automatic sprinkler system increase must not apply to buildings with an occupancy in Use Group H-1.
2. The automatic sprinkler system increase must not apply to the floor are of an occupancy in use Group H-2 or H-3. For mixed use buildings containing such occupancies, the allowable area must 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 must 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 must 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 must 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) must 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 must be such that the sum of the ratios for each such area on all floors as calculated according to Section 508.3.3.2 must comply with the following:

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

Sec. 16.05.050. Sections 717.3.2 amended.

Section 705.2.3 amended by adding an exception to read as follows:

Type VB construction must be allowed for combustible projections for additions to existing R-3 occupancies not located in an area defined as a VHFHSZ provided the fire separation distance is greater than or equal to 2 feet and the floor area of the addition does not exceed 50 percent of the existing floor area of the R-3 occupancy.

Sec. 16.05.060. Sections 717.3.2 amended.

Section 717.3.2 is amended by deletion of Exceptions 1 and 2.

Sec. 16.05.070. Sections 717.3.3 amended.

Section 717.3.3 is amended by deletion of Exceptions 1 and 2, add a new exception to read as follows:

Exception: Where an automatic sprinkler system in accordance with Section 903.3.1.1 is installed, the area between draft stops may be 3,000 square feet (279 m^2) and the greatest horizontal dimension may be 100 feet (30,480 mm).

Sec. 16.05.080. Sections 717.4.3 amended.

Section 717.4.3 is amended by deletion of Exceptions 1 and 2. Add a new exception to read as follows:

Exception: Where an automatic sprinkler system in accordance with Section 903.3.1.1 is installed, the area between draft stops may be 9,000 square feet (836 m^2) and the greatest horizontal dimension may be 100 feet (30,480 mm).

Sec. 16.05.090. Section 901.1.1 added.

Section 901.1.1 is added to the California Building Code to read as follows:

901.1.1 Owner Responsibility. The owner of the protected premises will be responsible for all fire protection systems within the protected premises, whether existing or installed under the Codes.

Section 16.05.100. Section 901.4.5 added.

Section 901.4.5 is added to the California Building Code to read as follows:

901.4.5 Non-operational equipment. Any fire protection equipment that is no longer in service must be removed upon approval of the fire Code official.

Section 16.05.110. Section 903 amended with additions, deletions and revisions.

Section 903 of the California Building Code is added, amended and/or deleted as follows:

Amend Section 903.1 to read:

903.1 General. Automatic sprinkler systems must comply with this section.

Add new Section 903.1.1 to read:

903.1.1 Alternative protection. Alternative automatic fire-extinguishing systems complying with Section 904 will be permitted in lieu of automatic sprinkler protection where recognized by the applicable standard and approved by the fire code official.

Amend Section 903.1.4 to read:

903.1.4 Partial Automatic Fire Suppression Systems Prohibited. Whenever an automatic fire suppression system is installed for any portion of any building or structure, an automatic fire suppression system must be installed for the entire building or structure.

Amend Section 903.2 in its entirety to read:

903.2 Where required. An approved automatic sprinkler systems must be installed in all new and existing buildings and structures as set forth in this section.

Exceptions:

1. When approved by the fire code official, spaces or areas in telecommunications buildings used exclusively for telecommunication equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic fire alarm system and are separated from the remainder of the building by fire barriers consisting of not less than one-hour fire resistance-rated walls and two-hour fire-resistance-rated floor/ceiling assemblies.
2. Automatic fire sprinkler protection for fixed guideway transit systems must be as per

903.2.17

903.2.1 New Occupancies. An automatic sprinkler system will be installed in all new occupancies as follows:

1. Throughout all buildings or structures exceeding 6,000 square feet in total fire area except open parking garages, classified as Group S-2 occupancies.
2. Throughout all buildings or structures with an assembly area exceeding 2,250 square feet, except Group A-5 occupancies.
3. Throughout all buildings or structures, three or more stories in height regardless of occupancy classification.
4. For new residential occupancies, throughout the buildings or structures when any of the following conditions occur:
   4.1 When there will be more than one residential unit on a lot.
   4.2 When any portion of a building is located more than 150 feet from the fire apparatus access at the street.
   4.3 When the side or rear yard access is hindered by terrain or barrier such as without limitation a building on a steep hillside.
   4.4 When there is inadequate fire flow.

903.2.1.1 Group A. An automatic sprinkler system must be provided throughout buildings and portions thereof used as Group A occupancies as provided in this section. For Group A-1, A-2, A-3 and A-4 occupancies, the automatic sprinkler system must be provided throughout the floor area where the Group A-1, A-2, A-3 or A-4 occupancy is located, and in all floors from the Group A occupancy to, and including, the nearest level of exit discharge serving the Group A occupancy. For Group A-5 occupancies, the automatic sprinkler system must be provided in the spaces indicated in Section 903.2.1.1.5.

903.2.1.1.1 Group A-1. An automatic sprinkler system must be provided for Group A-1 occupancies where one of the following conditions exists:

1. The fire area exceeds 6,000 square feet.
2. The fire area has an occupant load of 300 or more;
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies; or
4. The fire area contains a multi-theater complex.

903.2.1.1.2 Group A-2. An automatic sprinkler system must be provided for Group A-2 occupancies where one of the following conditions exists:

1. The fire area exceeds 2,250 square feet.
2. The fire area has an occupant load of 100 or more; or
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

903.2.1.1.3 Group A-3. An automatic sprinkler system must be provided for Group A-3 occupancies where one of the following conditions exists:

1. ~~The fire area exceeds 6,000 square feet.~~

2. The fire area has an occupant load of 300 or more; or
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

903.2.1.1.4 Group A-4. An automatic sprinkler system must be provided for Group A-4 occupancies where one of the following conditions exists:

1. The fire area exceeds 6,000 square feet.
2. The fire area has an occupant load of 300 or more; or
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

903.2.1.1.5 Group A-5. An automatic sprinkler system must be provided for Group A-5 occupancies in the following areas: concession stands, retail areas, press boxes and other accessory use areas in excess of 1,000 square feet.

903.2.1.2 Group B ambulatory health care facilities. An automatic sprinkler system must be installed throughout all fire areas containing a Group B ambulatory health care facility occupancy when either of the following conditions exists at any time:

1. Four or more care recipients are incapable of self-preservation.
2. One or more care recipients who are incapable of self-preservation are located at other than the level of exit discharge serving such an occupancy.
3. In rooms or areas with special hazards such as laboratories, vocational shops and other such areas where hazardous materials in exempt amounts are used or stored.
4. Throughout any Group E structure greater than 20,000 square feet in area, which contains more than one fire area, and which is separated into two or more buildings by fire walls of less than four-hour fire resistance rating without openings.

903.2.1.3 Group E. Except as provided for in Section 903.2.1.3.1 for a new public school campus, an automatic sprinkler system must be provided for Group E occupancies as follows:

1. Throughout all Group E fire areas greater than 6,000 square feet in fire area or with an occupant load of one hundred (100) persons or more.
2. Throughout every portion of educational buildings below the lowest level of exit discharge serving that portion of the building.
   Exception: An automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area where every classroom throughout the building has at least one exterior exit door at ground level.
3. In rooms or areas with special hazards such as laboratories, vocational shops and other such areas where hazardous materials in quantities not exceeding the maximum allowable quantity are used or stored.

903.2.1.3.1 Public schools—automatic sprinkler system requirements.

903.2.1.3.1.1 New public school campus. An approved automatic sprinkler system must be provided in all buildings of a new public school campus as defined in Section 202 regardless of occupancy classification.
Exceptions:

1. Exempted portable buildings.
2. Ticket booths and athletic field storage buildings that are less than 500 square feet in floor area and located a minimum of 100 feet from all other buildings.
3. Shade or lunch shelters that are incapable of trapping heat, smoke or other by-products of combustion and located a minimum of 20 feet from all other buildings.
4. Shade or lunch shelters that are constructed of noncombustible materials and located a minimum of 20 feet from all other buildings.

903.2.1.3.1.1.1 Sprinklers must be installed in spaces where the ceiling creates a "ceiling-plenum" or space above the ceiling is utilized for environmental air

903.2.1.3.1.2 Permanent portable buildings. A portable building that is used to serve or house students and is certified, as a permanent building on a new public school campus by the public school administration must comply with the requirements of Section 903.2.3.1.1.

903.2.1.3.1.3 Fire-resistive substitution for new campus. A new public school campus as defined in Section 202 must be entitled to include in the design and construction documents all of the applicable fire-resistive construction substitutions as permitted by this code.

903.2.1.4 Group F-1. An automatic sprinkler system must be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:
1. A Group F-1 fire area exceeds 6,000 square feet.
2. A Group F-1 fire area is located more than three stories above grade plane.

903.2.1.4.1 Woodworking operations. An automatic sprinkler system must be provided throughout all Group F-1 occupancy .fire areas that contain woodworking operations in excess of 2,500 square feet in area which generate finely divided combustible waste or use finely divided combustible materials. [SFMJ A fire wall of less than four-hour fire-resistance rating, or any fire wall with openings, must not be used to establish separate fire areas without openings.

903.2.1.5 Group H. Automatic sprinkler systems must be provided in high-hazard occupancies as required in Sections 903.2.5.1 through 903.2.5.3.

903.2.1.5.1 General. An automatic sprinkler system must be installed in Group H occupancies.

903.2.1.5.2 Group H-5. An automatic sprinkler system must be installed throughout buildings containing Group H-5 occupancies. The design of the sprinkler system must not be less than that required by this code for the occupancy hazard classifications in accordance with Table 903.2.1.5.2. Where the design area of the sprinkler system consists of a corridor protected by one row of sprinklers, the maximum number of sprinklers required to be calculated is 13.

[F] TABLE 903.2.1.5.2
GROUP H-5 SPRINKLER DESIGN CRITERIA

LOCATION	OCCUPANCY HAZARD CLASSIFICATION
Fabrication areas	Ordinary Hazard Group 2
Service corridors	Ordinary Hazard Group 2
Storage rooms without	Ordinary Hazard Group 2
Storage rooms with	Extra Hazard Group 2
Corridors	Ordinary Hazard Group 2

903.2.1.5.3 Pyroxylin plastics. An automatic sprinkler system must be provided in buildings, or portions thereof, where cellulose nitrate film or pyroxylin plastics are manufactured, stored or handled in quantities exceeding 100 pounds.

903.2.1.5.4 Group H occupancies located above the 10th story. The fire sprinkler system must be designed and zoned to provide separate indication upon water flow for each side of the 2-hour fire-smoke barrier above the 10th story.

903.2.1.6 Group I. An automatic sprinkler system must be provided throughout buildings with a Group I fire area.
Exceptions:
Those areas exempted by Section 407.5 of the California Building Code.
Pursuant to Health and Safety Code § 13113 (d), Group I-2 occupancies, or any alterations thereto, located in Type IA construction in existence on March 4, 1972.

903.2.1.6.1 Group I-2. In an existing, unsprinklered Group 1-2, nurses' station open to fire-resistive exit access corridors must be protected by an automatic sprinkler system located directly above the nurses' station. It must be permitted to connect the automatic sprinkler system to the domestic water service.

903.2.1.6.2 Group I-3. Every building or portion thereof where inmates are restrained must be protected by an automatic sprinkler system conforming to NFPA 13. The main sprinkler control valve or valves and all other control valves in the system must be locked in the open position and electrically supervised so that at least an audible and visual alarm will sound at a constantly attended location when valves are closed. The sprinkler branch piping serving cells may be embedded in the concrete construction.

Exception: Sprinklers are not required in cells housing two or fewer inmates and the building must be considered sprinklered throughout when all the following criteria are met:

1. Automatic fire sprinklers must be mounted outside the cell a minimum of 6 feet on center and 12 inches from the wall with quick response sprinkler heads. Where spacing permits, the head must be centered over the cell door opening.
2. The maximum amount of combustibles, excluding linen and clothing, must be maintained at three pounds per inmate.
3. For local detention facilities, each individual housing cell must be provided with a two-way inmate or sound-actuated audio monitoring system for communication directly to the control station serving the cell(s).
4. The provisions of the exception in Section 804.4.2 must not apply.

903.2.1.7 Group M. An automatic sprinkler system must be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. A Group M fire area exceeds 6,000 square feet.
2. A Group M fire area is located more than three stories above grade plane.
3. A Group M occupancy is used for the display and sale of upholstered furniture.
4. A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 3,000 square feet.
5. The structure exceeds 12,000 square feet contains more than one fire area containing a Group M occupancy, and is separated into two or more buildings by fire walls of not less than a 4-hour fire-resistance rating.

903.2.1.7.1 High-piled storage. An automatic sprinkler system must be provided in accordance with the California Fire Code in all buildings of Group M where storage of merchandise is in high-piled or rack storage arrays.

903.2.1.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 must be provided throughout all buildings with a Group R fire area.
Exceptions:
Existing Group R-3 occupancies converted to Group R-3.1 occupancies not housing bedridden clients, not housing nonambulatory clients above the first floor and not housing clients above the second floor.
Existing Group R-3 occupancies converted to Group R-3.1 occupancies housing only one bedridden client and complying with Section 425.8.3.3.
Pursuant to Health and Safety Code Section 13113 occupancies housing ambulatory children only, none of whom are mentally ill or mentally retarded, and the buildings or portions thereof in which such children are housed are not more than two stories in height, and buildings or portions thereof housing such children have an automatic fire alarm system activated by approved smoke detectors.
Pursuant to Health and Safety Code Section 13143.6 occupancies licensed for protective social care which house ambulatory clients only, none of whom is a child (under the age of 18 years), or who is elderly (65 years of age or over).

When not used in accordance with Section 504.2 or 506.3 an automatic sprinkler system installed in accordance with Section 903.3.1.2 must be allowed in Group R-2.1 occupancies.
An automatic sprinkler system designed in accordance with Section 903.3.1.3 must not be utilized in Group R-2.1 or R-4 occupancies.

903.2.1.9 Group S-1. An automatic sprinkler system must be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 fire area exceeds 6,000 square feet.
2. A Group S-1 fire area is located more than three stories above grade plane.
3. A Group S-1 fire area used for the storage of commercial trucks or buses where the fire area exceeds 3,000 square feet.
4. A Group S-I occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet.

903.2.1.9.1 Repair garages. An automatic sprinkler system must be provided throughout all buildings used as repair garages in accordance with Section 406, as shown:

1. Buildings two or more stories above grade plane, including basements, with a fire area containing a repair garage exceeding 6,000 square feet.
2. Buildings no more than one story above grade plane, with a fire area containing a repair garage exceeding 6,000 square feet.
3. Buildings with repair garages servicing vehicles parked in basements.
4. A Group S-1 fire area used for the repair of commercial trucks or buses where the fire area exceeds 3,000 square feet.

903.2.1.9.2 Bulk storage of tires. Buildings and structures where the area for the storage of tires exceeds 20,000 cubic feet must be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

903.2.1.10 Group S-2 enclosed parking garages. An automatic sprinkler system must be provided throughout buildings classified as enclosed parking garages in accordance with Section 406.4 as follows:

1. Where the fire area of the enclosed parking garage exceeds 6,000 square feet.
2. Where the enclosed parking garage is located beneath other groups.

903.2.1.10.1 Commercial parking garages. An automatic sprinkler system must be provided throughout buildings used for storage of commercial trucks or buses where the fire area exceeds 5,000 square feet.

903.2.1.11 Specific building areas and hazards. In all occupancies an automatic sprinkler system must be installed for building design or hazards in the locations set forth in Sections 903.2.1.11.1 through 903.2.1.11.6.

903.2.1.11.1 Stories without openings. An automatic sprinkler system must be installed throughout all stories, including basements, of all buildings where the floor area exceeds 1,500 square feet and where there is not provided at least one of the following types of exterior wall openings:
Openings below grade that lead directly to ground level by an exterior stairway complying with Section 1009 or an outside ramp complying with Section 1010. Openings must be located in each 50 linear feet, or fraction thereof, of exterior wall in the story on at least one side. The required openings must be distributed such that the lineal distance between adjacent openings does not exceed 50 feet.
Openings entirely above the adjoining ground level totaling at least 20 square feet in each 50 linear feet, or fraction thereof, of exterior wall in the story on at least one side. The required openings must be distributed such that the lineal distance between adjacent openings does not exceed 50 feet.

903.2.1.11.1.1 Opening dimensions and access. Openings must have a minimum dimension of not less than 30 inches. Such openings must be accessible to the fire department from the exterior and must not be obstructed in a manner that fire fighting or rescue cannot be accomplished from the exterior.

903.2.1.11.1.2 Openings on one side only. Where openings in a story are provided on only one side and the opposite wall of such story is more than 75 feet from such openings, the story must be equipped throughout with an approved automatic sprinkler system, or openings as specified above must be provided on at least two sides of the story.

903.2.1.11.1.3 Basements. Where any portion of a basement is located more than 75 feet (22 860 mm) from openings required by Section 903.2.11.1, the basement must be equipped throughout with an approved automatic sprinkler system.

903.2.1.11.2 Rubbish and linen chutes. An automatic sprinkler system must be installed at the top of rubbish and linen chutes and in their terminal rooms. Chutes extending through three or more floors must have additional sprinkler heads installed within such chutes at alternate floors. Chute sprinklers must be accessible for servicing.

903.2.1.11.3 Buildings 55 feet or more in height. An automatic sprinkler system must be installed throughout buildings with a floor level having an occupant load of 30 or more that is located 55 feet or more above the lowest level of fire department vehicle access.
Exceptions:
1. Airport control towers.
2. Open parking structures.

903.2.1.11.4 Ducts conveying hazardous exhausts. Where required by the California Mechanical Code, automatic sprinklers must be provided in ducts conveying hazardous exhaust, or flammable or combustible materials.

Exception: Ducts in which the largest cross-sectional diameter of the duct is less than 10 inches.

903.2.1.11.5 Commercial cooking operations. An automatic sprinkler system must be installed in commercial kitchen exhaust hood and duct system where an automatic sprinkler system is used to comply with Section 904.

903.2.1.11.6 Other required suppression systems. In addition to the requirements of Section 903.2, the provisions indicated in Table 903.2.1.11.6 also require the installation of a fire suppression system for certain buildings and areas.

[F] TABLE 903.2.1.11.6
ADDITIONAL REQUIRED SUPPRESSION SYSTEMS
(Table Unchanged)

903.2.1.12 During construction. Automatic sprinkler systems required during construction, alteration and demolition operations must be provided in accordance with Chapter 14 of the California Fire Code.

903.2.1.13 Reserved.

903.2.1.14 Motion picture and television production studio sound stages, approved production facilities and production locations.

903.2.1.14.1 Existing sound stages and approved production facilities. All existing sound stages and approved production facilities equipped with an automatic fire sprinkler system must be maintained in accordance with the provisions of California Fire Code Chapter 9.

903.2.1.14.2 New sound stages. All new sound stages must be equipped with an approved automatic fire sprinkler system. The system must be installed in accordance with the provisions of the California Fire Code Chapter 9 and must meet the minimum design requirements of an Extra Hazard, Group 2 system.

903.2.1.15 Automatic sprinkler system - existing high-rise buildings. See Section 3414.27.

903.2.1.15.1 Existing Group R-1 and R-2 high-rise buildings fire-extinguishing systems. See Section 3413.13.3.3.

903.2.1.16 Group L occupancies. An automatic sprinkler system must be installed throughout buildings housing Group L occupancies. Sprinkler system design for research laboratories and similar areas of a Group L occupancy must not be less than that required for Ordinary Hazard Group 2 with a design area of not less than 3,000 square feet.

In mixed occupancies, portions of floors or buildings not classified as Group L occupancies must be provided with sprinkler protection designed of not less than that required for Ordinary Hazard Group 1 with a design area of not less than 3,000 square feet.

903.2.1.16.1 Group L occupancies located above the 10th story. The automatic sprinkler system must be designed and zoned to provide separate indication upon water-flow for each side of the 2-hourfire-smoke barrier above the 10th story.

903.2.1.17 Fixed guideway transit systems.

903.2.1.17.1 Automatic sprinkler system. An automatic sprinkler system must be installed in all stations offixed guideway transit systems.
Exceptions:

1. Guideways when the closest sprinkler heads to the guideway are within 3 feet of the edge, over the platform, and spaced 6 feet on center parallel to the guideway
2. Station agent booths not exceeding 150 square feet in area, when provided with an approved smoke detector connected to the building fire alarm system
3. Power substations
4. Machinery rooms, electrical rooms and train control rooms protected by an approved automatic fixed fire-extinguishing system
5. Open stations
6. Station platform areas open to three or more sides

903.2.1.17.2 Station guideway deluge system. Underground stations and stations in open cuts with walls 5 feet above he top of the running rail and with a raised platform must be provided with an under-vehicle guideway manually activated deluge sprinkler system. In open cut stations, such system must be provided in guideways which are situated between a raised platform edge and a retaining wall.

903.2.1.17.2.1 Systems must be provided along the entire length of track at each station platform.

903.2.1.17.2.2 Deluge nozzles with caps must be located in the approximate center of track with spacing designed to completely wet the undersides of the vehicle at the applied density.

903.2.1.17.2.3 System density must be a minimum of 0.19 gallon per minute (gpm) per square foot for the design area. When more than one zone is provided, two adjacent zones are required to be considered operating for calculating purposes.

903.2.1.17.2.4 Deluge systems must be directly connected to a water supply capable of supplying the required flow rate for a minimum 30-minute duration.

903.2.1.17.2.5 Controls or manually operable valves must be in a location acceptable to the Fire Code Official. All deluge systems must be monitored by the station fire alarm system.

903.2.1.17.2.6 Each valve must be monitored by a separate circuit. The alarm panel must be located in an area normally occupied by station personnel or signals must be transmitted to the operations control center (OCC).

903.2.1.18 Group U private garages and carports accessory to Group R-3 occupancies.
Carports with habitable space above and attached garages, accessory to Group R-3 occupancies, must be protected by residential fire sprinklers in accordance with this section. Residential fire sprinklers must be connected to, and installed in accordance with, an automatic residential fire sprinkler system that complies with Section R313 of the California Residential Code or with NFPA 13D. Fire sprinklers must be residential sprinklers or quick-response sprinklers, designed to provide a minimum density of 0.05 gpm/ft^2 over the area of the garage and/or carport, but not to exceed two sprinklers for hydraulic calculation purposes. Garage doors must not be considered obstructions with respect to sprinkler placement.

Exception: An automatic residential fire sprinkler system must not be required when additions or alterations are made to existing carports and/or garages that do not have an automatic residential fire sprinkler system installed in accordance with this section.

903.2.2 Existing Occupancies. An automatic sprinkler system will be installed in existing occupancies as follows:

1. Throughout all existing buildings and new sections of any existing buildings and structures whenever total additional floor area results in an increase of 1,000 square feet in the floor area; including mezzanines or additional stories, regardless of the type of construction, type of occupancy or area.
2. Upon the occurrence of any of the following conditions:
   - 2.1. Addition(s) to any building or structure creating a total area exceeding the areas set forth in this code.
   - 2.2. Addition(s) to any building or structure causing a building to become three or more stories in height.
   - 2.3. Alteration(s) or repair(s) to any existing building or structure, exceeding fifty percent (50%) of the value of the building or fifty percent (50%) of the existing floor area within any twelve (12) month period, when the total building area is in excess of the areas set forth in this code.
   - 2..4 Throughout existing and new sections of any building for which there is an occupancy classification change to a more hazardous use, or use increases the fire hazard to the building, structure or life safety of the occupants, as determined by the Fire Code Official.

2.5 When an addition, alternation or repair is equal to 1,000 square feet in fire area or more, or exceeds fifty percent (50%) of the area of the building within any twelve month period, the entire building will be provided with an approved automatic sprinkler system.
2.5 Throughout any existing Group R Division 2 occupancy being subdivided to condominium units.
2.6 Owners of buildings which have received final map approval for condominium conversion from the City Council that are not fire sprinklered throughout, and in which rental units have not been sold as condominium units, will cause such buildings to be provided with a complete automatic fire sprinkler system throughout before sale of the first condominium unit. The system design, installation, and permits will be in accordance with the applicable standards and provision of this code for new buildings.

3. For existing residential occupancies, throughout the buildings or structures when any of the following conditions occur:
   3.1 When there will be more than one residential unit on a lot.
   3.2 When any portion of a building is located more than 150 feet from the fire apparatus access at the street.
   3.3 When the side or rear yard access is hindered by terrain or barrier such as without limitation a building on a steep hillside.
   3.4 When there is inadequate fire flow.

For the purpose of applying this subsection, additions must be cumulative with each application for a building permit within the previous five years.

Subsection 903.2.2 must not apply to attached additions to unsprinklered Group R, Division 3, Group R-3.1 and Group R-4 occupancies.

Amend Section 903.3 to read as follows:

903.3. Installation requirements. Automatic sprinkler systems will be designated and installed in accordance with Sections 903.3.1 through 903.3.7.

Add Section 903.3.1.1.2 to read as follows:

903.3.1.1.2. Detalled requirements. In other than residential buildings that are not over two stories in height, automatic sprinkler systems will be designed and installed in accordance with the NFPA 13, 2010 Edition and the conditions, restrictions and modifications as set forth in the following subsections:

1. In buildings three or more stories in height and with a common stairway, separate control valve(s) capable of independently controlling the fire sprinkler system on each floor and each basement level will be provided and installed in the stairway.
2. A ten percent (10%) safety factor will be provided for all hydraulically calculated sprinkler systems.

Amend Section 903.3.1.2 to read as follows:

903.3.1.2. NFPA 13R sprinkler systems. Where allowed in buildings of Group R, up to and including two stories in height, automatic sprinkler systems will be installed throughout in accordance with NFPA 13R, 2013 Edition.

Amend Section 903.3.1.2.1 to read as follows:

903.3.1.2.1. Balconies and decks. Sprinkler protection will be provided for exterior balconies, decks and ground floor patios of dwelling units where the building is of Type V construction. Sidewall sprinklers that are used to protect such areas will be permitted to be located such that their deflectors are within 1 inch to 6 inches below the structural members and a maximum distance of 14 inches below the deck of the exterior balconies and docks that are constructed of open wood joist construction.

Add new Section 903.3.1.2.2 to read as follows:

903.3.1.2.2. Detailed requirements. In residential buildings that are not over two stories in height, automatic sprinkler systems will be designed and installed in accordance with NFPA 13R, 2013 Edition and the conditions, restrictions and modifications as set forth in the following subsections:

1. A ten percent (10%) safety factor will be provided for all hydraulically calculated sprinkler systems.
2. All fire areas will be sprinklered including attached carports, garages, corridors, penthouse equipment rooms, elevator machine rooms, storage rooms, covered driveways and usable space underneath stairways.
3. Sprinklers can be omitted from attics and crawl spaces, which are not used or intended for living purposes or storage. When a forced-air unit is installed in an attic, one or more intermediate temperature residential or quick response sprinklers, of like orifice size as the dwelling unit, will be installed above the mechanical unit.

Amend Section 903.3.1.3 to read as follows:

903.3.1.3. NFPA 13D sprinkler systems. Where allowed, automatic sprinkler systems will be installed in one- and two-family dwellings will be installed throughout in accordance with NFPA 13D.

Add new Section 903.3.1.3.1 to read as follows:

903.3.1.3.1. Detailed requirements. Automatic sprinkler system protection for one and two-family dwellings will be designed and installed in accordance with NFPA 13D, 2013 Edition with the conditions, restrictions and modifications as set forth in the following subsections:

1. A common water supply connection serving one or more dwelling units, 5 gallons per minute, per unit will be added to the sprinkler system demand to determine the size of common piping, the total water supply requirements, and the size of the water meter.
2. Sprinklers connected to a water supply upstream of the domestic shutoff valve must be provided with a main shutoff valve to control both the fire sprinkler and the domestic systems. The fire sprinkler system piping cannot have a separate control valve.
3. Local water flow alarms must be provided on all sprinkler systems. The alarm must be of sufficient intensity to be clearly audible in all rooms over background noise levels with all intervening doors closed.
4. Sprinklers must be required in all attached garages and detached garages that are 1,000 square feet or more. Sprinklers located in garages must be listed residential sprinklers or quick response sprinklers having the same orifice size as the sprinklers in the dwelling unit.
5. Sprinklers can be omitted from attics and crawl spaces, which are not used or intended for living purposes or storage. When a forced-air unit is installed in an attic, one or more intermediate temperature residential or quick response sprinklers, of like orifice size as the dwelling unit, must be installed above the mechanical unit.
6. A ten percent (10%) safety factor from static pressure must be included in the hydraulic calculations.
7. All overhead piping must be hydrostatically tested for leakage at 150 psi for two hours and inspected before drywall or insulation installation.

Amend Section 903.3.2 to read as follows:

903.3.2. Quick-response and residential sprinklers. Where automatic sprinkler systems are required by the Codes, quick-response and residential automatic sprinklers must be installed in the following areas in accordance with Section 903.3.1 and their listings.

Amend Section 903.3.5 to read as follows:

903.3.5 Water Supplies. Water supplies for automatic sprinkler systems must comply with this section and the standards referenced in section 903.3.1. The potable water supply must be protected against backflow in accordance with the Health and Safety Code. Hydraulic calculations will include a ten percent (10%) reduction from the source.

Amend Section 903.3.5.1.2 to read as follows:

903.3.5.1.2. Residential combination services. A single combination water supply must be allowed provided that the domestic demand is added to the sprinkler demand as required by NFPA 13R.

Amend Section 903.3.5.2 to read as follows:

903.3.5.2. Secondary water supply. A secondary on-site water supply equal to the hydraulically calculated sprinkler demand, including the hose stream requirement, must be provided for high-rise buildings in Seismic Design Category C, D, E or F as determined by the California Building Code. The secondary water supply must have a duration of not less than 30 minutes as determined by the occupancy hazard classification in accordance with NFPA 13.
Exception: Existing buildings.

Add a new Section 903.3.9 to read as follows:

903.3.9. Access difficulty. When the fire Code official determines that access for fire apparatus and equipment is unduly difficult to serve any building and structure not otherwise required to be sprinklered, the installation of an automatic fire sprinkler system may be required.

Sec. 16.05.120. Section 905.3.11 added.

Section 905.3.11 added to read as follows:

905.3.11 Standpipes in residential complexes. All residential complexes which cause unusual fire fighting problems due to size, configuration, location, and/or lack of access must be equipped at the discretion of the fire Code official with one or more 2 1/2-inch-valved standpipe(s).

Sec. 16.05.130. Section 907.1.6 added.

Section 907.1.6 added to read as follows:

907.1.6 Multiple Fire Alarm Systems. Multiple fire alarm systems within single protected premises are not permitted, unless specifically authorized by the fire Code official.

Sec. 16.05.140. Section 907.2 amended.

Section 907.2 amended to read as follows:

907.2 Where required – new buildings and structures. An approved manual, automatic, or manual and automatic fire alarm system installed in accordance with the provisions of this Code and NFPA 72 will be provided in new buildings and structures in accordance with Section 907.2.1 through 907.2.23 and provide occupant notification in accordance with Section 907.10, unless other requirements are provided by another section of this Code. Where automatic sprinkler protection installed in accordance with Section 903.3.1.1 or 903.3.1.2 is provided and connected to the building fire alarm system, automatic heat detection required by this section will not be required. The automatic fire detectors will be smoke detectors unless otherwise permitted by the fire

Code official. Where ambient conditions prohibit installation of automatic smoke detection, other automatic fire detection will be allowed.

Sec. 16.05.150. Table 1505.1 amended.

Table 1505.1 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
MINIMUM ROOF COVERING CLASSIFICATIONS

TYPES OF CONSTRUCTION								
IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A	A	A	A	A	A	A	A	A

Sec. 16.05.160. Sections 1505.1.3 amended.

Section 1505.1.3 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, will be a fire-retardant roof covering that is at least Class A."

Sec. 16.05.170. Section 1705.3 amended.

Section 1705.3 amended to read as follows:

1705.3 Seismic resistance. The statement of special inspections will include seismic requirements for cases covered in Sections 1705.3.1 through 1705.3.5.

Exception: Seismic requirements are permitted to be excluded from the statement of special inspections for structures designed and constructed in accordance with the following:
1. The structure consists of light-frame construction; the design spectral response acceleration at short periods, S_{DS}, as determined in Section 1613.5.4, does not exceed 0.5g; and the height of the structure does not exceed 35 feet (10 668 mm) above grade plane; or
2. The structure is constructed using a reinforced masonry structural system or reinforced concrete structural system; the design spectral response acceleration at short periods, S_{DS}, as determined in Section 1613.5.4, does not exceed 0.5g, and the height of the structure does not exceed 25 feet (7620 mm) above grade plane; or
3. Detached one- or two-family dwellings not exceeding two stories above grade plane, provided the structure is not assigned to Seismic Design Category D, E or F and does

not have any of the following plan or vertical irregularities in accordance with Section 12.3.2 of ASCE 7:
3.1 Torsional irregularity.
3.2 Nonparallel systems.
3.3 Stiffness irregularity—extreme soft story and soft story.
3.4 Discontinuity in capacity—weak story.

Sec. 16.05.180. Section 1710.1 amended.

Section 1710.1 amended to read as follows:

1710.1 General. Where required by the provisions of Section 1710.2 or 1710.3, the owner will employ a structural observer to perform structural observations as defined in Section 1702. The structural observer will be one of the following individuals:

1. The registered design professional responsible for the structural design, or
2. A registered design professional designated by the registered design professional responsible for the structural design.

Before the commencement of observations, the structural observer will submit to the Building Official a written statement identifying the frequency and extent of structural observations.

The owner or owner's representative will coordinate and call a preconstruction meeting between the structural observer, contractors, affected subcontractors and special inspectors. The structural observer will preside over the meeting. The purpose of the meeting will be to identify the major structural elements and connections that affect the vertical and lateral load resisting systems of the structure and to review scheduling of the required observations. A record of the meeting will be included in the report submitted to the Building Official.

Observed deficiencies will be reported in writing to the owner or owner's representative, special inspector, contractor and the Building Official. Upon the form prescribed by the Building Official, the structural observer will submit to the Building Official a written statement at each significant construction stage stating that the site visits have been made and identifying any reported deficiencies which, to the best of the structural observer's knowledge, have not been resolved. A final report by the structural observer which states that all observed deficiencies have been resolved is required before acceptance of the work by the Building Official.

Sec. 16.05.190. Section 1710.2 amended.

Section 1710.2 amended to read as follows:

1710.2 Structural observations for seismic resistance. Structural observations will be provided for those structures assigned to Seismic Design Category D, E or F, as determined in Section 1613, where one or more of the following conditions exist:

1. The structure is classified as Occupancy Category III or IV in accordance with Table 1604.5.
2. The height of the structure is greater than 75 feet (22860 mm) above the base.
3. The structure is classified as Occupancy Category I or II in accordance with Table 1604.5, and a lateral design is required for the structure or portion thereof.
Exception: One-story wood framed Group R-3 and Group U Occupancies less than 2,000 square feet in area, provided the adjacent grade is not steeper than 1 unit vertical in 10 units horizontal (10% sloped), assigned to Seismic Design Category D.
4. When so designated by the registered design professional responsible for the structural design.
5. When such observation is specifically required by the Building Official.

Sec. 16.05.200. Section 1807.1.6 amended.

Section 1807.1.6 amended to read as follows:

1807.1.6 Prescriptive design of concrete and masonry foundation walls. Concrete and masonry foundation walls that are laterally supported at the top and bottom will be permitted to be designed and constructed in accordance with this section. Prescriptive design of foundation walls will not be used for structures assigned to Seismic Design Category D, E or F.

Sec. 16.05.210. Section 1809.7 and Table 1809.7 amended.

Section 1809.7 and Table 1809.7 are amended to read as follows:

1809.7 Prescriptive footings for light-frame construction. Where a specific design is not provided, concrete or masonry-unit footings supporting walls of light-frame construction will be permitted to be designed in accordance with Table 1809.7. Prescriptive footings in Table 1809.7 will not exceed one story above grade plane for structures assigned to Seismic Design Category D, E or F.

TABLE 1809.7
PRESCRIPTIVE FOOTINGS SUPPORTING WALLS OF LIGHT-FRAME CONSTRUCTION [a, b, c, d, e]

NUMBER OF FLOORS SUPPORTED BY THE FOOTING [f]	WIDTH OF FOOTING (inches)	THICKNESS OF FOOTING (inches)
1	12	6
2	15	6
3	18	8

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm

a. Depth of footings will be in accordance with Section 1809.4.
b. The ground under the floor will be permitted to be excavated to the elevation of the top of the footing.
c. See Section 1908 for additional requirements for concrete footings of structures assigned to Seismic Design Category C, D, E or F.
d. For thickness of foundation walls, see Section 1807.1.6.
e. Footings will be permitted to support a roof addition to the stipulated number of floors. Footings supporting roof only will be as required for supporting one floor.

Sec. 16.05.220. Section 1908.1.8 amended.

Section 1905.1.8 amended to read as follows:

1905.1.8 ACI 318, Section 22.10. Delete ACI 318, Section 22.10, and replace with the following:

22.10 – Plain concrete in structures assigned to Seismic Design Category C, D, E or F.

22.10.1 – Structures assigned to Seismic Design Category C, D, E or F will not have elements of structural plain concrete, except as follows:

(a) Concrete used for fill with a minimum cement content of two (2) sacks of Portland cement per cubic yard.
(b) Isolated footings of plain concrete supporting pedestals or columns are permitted, provided the projection of the footing beyond the face of the supported member does not exceed the footing thickness.
(c) Plain concrete footings supporting walls are permitted provided the footings have at least two continuous longitudinal reinforcing bars. Bars will not be smaller than No. 4 and will have a total area of not less than 0.002 times the gross cross-sectional area of the footing. A minimum of one bar will be provided at the top and bottom of the footing. Continuity of reinforcement will be provided at corners and intersections.
Exception:
In detached one- and two-family dwellings three stories or less in height and constructed with stud-bearing walls, plain concrete footings with at least two continuous longitudinal reinforcing bars not smaller than No. 4 are permitted to have a total area of less than 0.002 times the gross cross-sectional area of the footing.

Sec. 16.05.230. Section 1909.4 amended.

Section 1909.1 amended to read as follows:

1909.1 Design. Structural plain concrete walls, footings and pedestals will be designed for adequate strength in accordance with ACI 318, Section 22.4 through 22.8.

Exception: For Group R-3 occupancies and buildings or other occupancies less than two stories above grade plane of light-frame construction, the required edge thickness of ACI 318 is permitted to be reduced to 6 inches (152 mm), provided that the footing does not extend more than 4 inches (102 mm) on either side of the supported wall. This exception will not apply to structural elements designed to resist seismic lateral forces for structures assigned to Seismic Design Category D, E or F.

Sec. 16.05.240. Section 3109.1 amended.

Section 3109.1 is amended by adding an exception to read as follows:

Exception:
Exemption of public bodies of water. Where bodies of water are located on public land within the City of Monterey Park, this section need not be complied with where it has been determined by the Building Official that dispensing with any or all of the provisions of this section will adequately protect the public health, safety and welfare. This section will not apply to public bodies of water located on land owned, possessed or under control of the State, County, Municipal or other governmental entities or their lessees or assigns.

Sec. 16.05.250. Section 3109.4 amended.

Section 3109.4.1.10 is added to read as follows:

3109.4.1.10 Prohibited activity adjacent to pools regulated by this section. Every person in possession of land within the City of Monterey Park, either as owner, purchaser under contract, or otherwise, fee holder, lessee, tenant, or licensee, adjacent to land coming within the definition of this section upon which there is located a swimming pool, will not alter, change or increase the level of the underlying ground in possession of said person and adjacent to any fence or structure required under this section so as to place the possessor of said land upon which exists a swimming pool, in violation of this section, without a permit to do so from the Building Official. Said permit will be subject to provisions of this section.

Sec. 16.05.260. Sections 3109.4.4.1 amended.

Section 3109.4.4.1 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. 16.05.270. Sections 3109.4.4.2 amended.

Section 3109.4.4.2 is modified by deleting the first paragraph in its entirety and a new 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 will have an enclosure complying with 3109.4.4.3 and, it will be equipped with at least one of the following safety features.

Sec. 16.05.280. Section 3109.6 added.

Section 3109.6 is added to read as follows:

3109.6 Lights. Any lights used to illuminate a swimming pool will be so arranged and shaded as to reflect light away from any adjoining premises.

Sec. 16.05.290. Appendix I, Section 1101.1 amended.

Section 1101.1 of Appendix I is deleted in its entirety and a new section is added to read as follows:

1101.1 General. Patio covers will be permitted to be detached from or attached to dwelling units. Patio covers will be used only for recreational, outdoor living purposes and not as carports, garages, storage rooms or habitable rooms. Openings will be permitted to be enclosed with insect screening, approved translucent or transparent plastic not more that 0.125 inch (3.2 mm) in thickness or glass conforming to the provisions of Chapter 24. Dual glazed windows are not permitted to be installed in patio cover enclosures constructed under the provisions of this appendix.

SECTION 5: A new Chapter 16.06 is added to the MPMC to read as follows:

Chapter 16.06 RESIDENTIAL CODE

16.06.010 Document adopted by reference.

16. 06.020 Reference to administrative provisions.

16. 06.030 Table R301.2(1) amended – Design criteria.

16.06.040 Section R302.1 amended– Combustible eave projections.

16. 06.050 Section R309.6 exception amended – Fire sprinkler.

16. 06.060 Section R313.1 exception amended – Fire sprinkler.

16. 06.070 Section R313.2 exception amended – Fire sprinkler.

16. 06.080 Section R313.3.6.2.2 amended – Calculation procedure.

16. 06.090 Section R319 amended – Site address.

16. 06.100 Section R403.1 amended – Masonry stem walls.

16. 06.110 Section R405.1 amended – Foundation drainage system.

16. 06.120 Table R602.10.3(3) amended – Wall seismic bracing.

16. 06.130 Section R902.1 amended – Roof coverings.

16. 06.140 Section R902.1.3 amended – Roof coverings.

16. 06.150 Section R902.2 amended – Roof coverings.

16.06.010 Document adopted by reference.

Pursuant to Government Code § 50022.9, the City Council incorporates by reference the California Residential Building Code, 2013 Edition, as published in Title 24, Part 11 of the California Code of Regulations.

Sec. 16. 06.020. Chapter 1 amended.

The text within Chapter 1 is deleted and replaced with the following:

Chapter 1
Administrative Provisions

Section 101. For administrative provisions for this Code, see Sec. 16.01.040.

Sec. 16. 06.030. Table R301.2(1) amended.

Table R301.2(1) amended to read as follows:

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

GROUND	WIND DESIGN	SEISMIC	SUBJECT TO DAMAGE FROM	WINTER	ICE BARRIER	FLOOD	AIR FREEZ	MEAN

SNOW LOAD	Speed [d] (mph)	Topographic effects [k]	DESIGN CATEGORY [f]	Weathering [a]	Frost line Depth [b]	Termite [c]	DESIGN TEMP [e]	UNDERLAYMENT REQUIRED [h]	HAZARDS [g]	INDEX [i]	ANNUAL TEMP [j]
Zero	85	No	D_2 or E	Negligible	12-24"	Very Heavy	43	No	See Exhibit B	0	60

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

a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column must 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 must 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 must fill in the frost line depth column with the minimum depth of footing below finish grade.
c. The jurisdiction must 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 must fill in this part of the table with the wind speed from the basic wind speed map [Figure R30l.2(4)].Wind exposure category must be determined on a site-specific basis in accordance with Section R301.2.1.4.
e. The outdoor design dry-bulb temperature must be selected from the columns of 971/2-percent values for winter from Appendix D of the *California Plumbing Code.* Deviations from the Appendix D temperatures must be permitted to reflect local climates or local weather experience as determined by the building official.
f. The jurisdiction must fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
g. The jurisdiction must 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 must fill in this part of the table with "YES." Otherwise, the jurisdiction must fill in this part of the table with "NO."
i. The jurisdiction must 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 l00-year (99%) value on the National Climatic Data Center data table "Air Freezing Index- USA Method (Base 32°)" at www.ncdc.noaa.gov/fpsf.html.

j. The jurisdiction must fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)" at www.ncdc.noaa.gov/fpsf.html.
k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction must fill in this part of the table with "YES." Otherwise, the jurisdiction must indicate "NO" in this part of the table.

Sec. 16.06.040. Section R302.1 amended.

Section R302.1 amended by adding an Exception 6 to read as follows:

6. Type VB construction must be allowed for combustible projections for additions to existing R-3 occupancies not located in an area defined as a VHFHSZ provided the fire separation distance is greater than or equal to 2 feet and the floor area of the addition does not exceed 50 percent of the existing floor area of the R-3 occupancy.

Sec. 16. 06.05. Section R309.6 exception amended.

Section R309.6 exception amended to read as follows:

Exception: An automatic residential fire sprinkler system must 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. 16. 06.060. Section R313.1 exception amended.

Section R313.1 exception amended to read as follows:

Exception: An automatic residential fire sprinkler system must not be required when additions or alterations are made to existing townhouses 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. 16. 06.070. Section R313.2 exception amended.

Section R313.2 exception amended to read as follows:

Exception: An automatic residential fire sprinkler system must not be required for additions or alterations to existing buildings that are not already provided with an automatic sprinkler system unless a sprinkler system is required in accordance with California Fire Code Section 903.2.8.

Sec. 16. 06.080. Section R313.3.6.2.2 amended.

Section R313.3.6.2.2 amended to read as follows:

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

Sec. 16. 06.090 Section R319 amended.

Section R319 amended to read as follows:

R319 Site Address. New and existing buildings must have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers must contrast with their background. Where required by the fire code official, address numbers must be provided in additional approved locations to facilitate emergency response. Address numbers must be Arabic numbers or alphabetical letters. Numbers must be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means must be used to identify the structure. Address numbers must be maintained.

Sec. 16. 06.100. Section R403.1 amended.

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

Sec. 16. 06.110. Section R405.1 amended.

Section R405.1 amended by deleting the exception.

Sec. 16. 06.120. Table R602.10.3(3) amended.

Table R602.10.3(3) amended to read as follows:

TABLE R602.10.3(3)
BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY

• SOIL CLASS D[b] • WALL HEIGHT = 10 FEET • 10 PSF FLOOR DEAD LOAD • 15 PSF ROOF/CEILING DEAD LOAD • BRACED WALL LINE SPACING ≤ 25 FEET			MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE[a]				
Seismic Design Category	**Story Location**	**Braced Wall Line Length (feet)**	**Method LIB[c]**	**Method GB[c]**	**Methods DWB, SFB, PBS, PCP, HPS, CS-SFB[d,e]**	**Method WSP**	**Methods CS-WSP, CS-G**
C (townhouses only)		10	2.5	2.5	2.5	1.6	1.4
		20	5.0	5.0	5.0	3.2	2.7
		30	7.5	7.5	7.5	4.8	4.1
		40	10.0	10.0	10.0	6.4	5.4
		50	12.5	12.5	12.5	8.0	6.8
		10	NP	4.5	4.5	3.0	2.6
		20	NP	9.0	9.0	6.0	5.1
		30	NP	13.5	13.5	9.0	7.7
		40	NP	18.0	18.0	12.0	10.2
		50	NP	22.5	22.5	15.0	12.8
		10	NP	6.0	6.0	4.5	3.8
		20	NP	12.0	12.0	9.0	7.7
		30	NP	18.0	18.0	13.5	11.5
		40	NP	24.0	24.0	18.0	15.3
		50	NP	30.0	30.0	22.5	19.1
D_0		10	NP	~~2.8~~ 5.6	~~2.8~~ 5.6	1.8	1.6
		20	NP	~~5.5~~ 11.0	~~5.5~~ 11.0	3.6	3.1
		30	NP	~~8.3~~ 16.6	~~8.3~~ 16.6	5.4	4.6
		40	NP	~~11.0~~ 22.0	~~11.0~~ 22.0	7.2	6.1
		50	NP	~~13.8~~ 27.6	~~13.8~~ 27.6	9.0	7.7
		10	NP	~~5.3~~ NP	~~5.3~~ NP	3.8	3.2
		20	NP	~~10.5~~ NP	~~10.5~~ NP	7.5	6.4
		30	NP	~~15.8~~ NP	~~15.8~~ NP	11.3	9.6
		40	NP	~~21.0~~ NP	~~21.0~~ NP	15.0	12.8
		50	NP	~~26.3~~ NP	~~26.3~~ NP	18.8	16.0
		10	NP	~~7.3~~ NP	~~7.3~~ NP	5.3	4.5
		20	NP	~~14.5~~ NP	~~14.5~~ NP	10.5	9.0
		30	NP	~~21.8~~ NP	~~21.8~~ NP	15.8	13.4
		40	NP	~~29.0~~ NP	~~29.0~~ NP	21.0	17.9
		50	NP	~~36.3~~ NP	~~36.3~~ NP	26.3	22.3

(continued)

TABLE R602.10.3(3)—continued
BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY

• SOIL CLASS D[a] • WALL HEIGHT = 10 FEET • 10 PSF FLOOR DEAD LOAD • 15 PSF ROOF/CEILING DEAD LOAD • BRACED WALL LINE SPACING ≤ 25 FEET			MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE[b]				
Seismic Design Category	Story Location	Braced Wall Line Length (feet)	Method LIB[c]	Method GB[e]	Methods DWB, SFB, PBS, PCP, HPS, CS-SFB[d,e]	Method WSP	Methods CS-WSP, CS-G
D_1		10	NP	~~3.0~~ 6.0	~~3.0~~ 6.0	2.0	1.7
		20	NP	~~6.0~~ 12.0	~~6.0~~ 12.0	4.0	3.4
		30	NP	~~9.0~~ 18.0	~~9.0~~ 18.0	6.0	5.1
		40	NP	~~12.0~~ 24.0	~~12.0~~ 24.0	8.0	6.8
		50	NP	~~15.0~~ 30.0	~~15.0~~ 30.0	10.0	8.5
		10	NP	~~6.0~~ NP	~~6.0~~ NP	4.5	3.8
		20	NP	~~12.0~~ NP	~~12.0~~ NP	9.0	7.7
		30	NP	~~18.0~~ NP	~~18.0~~ NP	13.5	11.5
		40	NP	~~24.0~~ NP	~~24.0~~ NP	18.0	15.3
		50	NP	~~30.0~~ NP	~~30.0~~ NP	22.5	19.1
		10	NP	~~8.5~~ NP	~~8.5~~ NP	6.0	5.1
		20	NP	~~17.0~~ NP	~~17.0~~ NP	12.0	10.2
		30	NP	~~25.5~~ NP	~~25.5~~ NP	18.0	15.3
		40	NP	~~34.0~~ NP	~~34.0~~ NP	24.0	20.4
		50	NP	~~42.5~~ NP	~~42.5~~ NP	30.0	25.5
D_2		10	NP	~~4.0~~ 8.0	~~4.0~~ 8.0	2.5	2.1
		20	NP	~~8.0~~ 16.0	~~8.0~~ 16.0	5.0	4.3
		30	NP	~~12.0~~ 24.0	~~12.0~~ 24.0	7.5	6.4
		40	NP	~~16.0~~ 32.0	~~16.0~~ 32.0	10.0	8.5
		50	NP	~~20.0~~ 40.0	~~20.0~~ 40.0	12.5	10.6
		10	NP	~~7.5~~ NP	~~7.5~~ NP	5.5	4.7
		20	NP	~~15.0~~ NP	~~15.0~~ NP	11.0	9.4
		30	NP	~~22.5~~ NP	~~22.5~~ NP	16.5	14.0
		40	NP	~~30.0~~ NP	~~30.0~~ NP	22.0	18.7
		50	NP	~~37.5~~ NP	~~37.5~~ NP	27.5	23.4
		10	NP	NP	NP	NP	NP
		20	NP	NP	NP	NP	NP
		30	NP	NP	NP	NP	NP
		40	NP	NP	NP	NP	NP
		50	NP	NP	NP	NP	NP
	Cripple wall below one- or two-story dwelling	10	NP	NP	NP	7.5	6.4
		20	NP	NP	NP	15.0	12.8
		30	NP	NP	NP	22.5	19.1
		40	NP	NP	NP	30.0	25.5
		50	NP	NP	NP	37.5	31.9

For SI: 1 inch = 25.4 mm. 1 foot = 305 mm. 1 pound per square foot = 0.0479 kPa.

a. Linear interpolation shall be permitted.

b. Wall bracing lengths are based on a soil site class "D." Interpolation of bracing length between the S_{ds} values associated with the Seismic Design Categories shall be permitted when a site-specific S_{ds} value is determined in accordance with Section 1613.3 of the *International Building Code*.

c. Method LIB shall have gypsum board fastened to at least one side with nails or screws per Table R602.3(1) for exterior sheathing or Table R702.3.5 for interior gypsum board. Spacing of fasteners at panel edges shall not exceed 8 inches.

d. Method CS-SFB applies in SDC C only.

e. Methods GB and PCP braced wall panel h/w ratio shall not exceed 1:1 in SDC D0, D1 or D2. Methods DWB, SFB, PBS, and HPS are not permitted in SDC D0, D1, or D2.

Sec. 16. 06.130. Section R902.1 amended.

Section R902.1 amended to allow only class A or B roofs as follows:

R902.1 Roofing covering materials. Roofs must be covered with materials as set forth in Sections R904 and R905. A minimum Class A or B roofing must be installed in areas designated by this section. Classes A or B roofing required by this section to be listed must 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. 16. 06.140. Section R902.1.3 amended.

Section R902.1.3 amended 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, must be a fire-retardant roof covering that is at least Class B.

Sec. 16. 06.150. Section R902.2 amended.

Section R902.2, first paragraph amended 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."

SECTION 6: A new Chapter 16.07 is added to the MPMC to read as follows:

"Chapter 16.07 ELECTRICAL CODE

16.07.010 Document adopted by reference.

16.07.020 Reference to administrative provisions.

16.07.030 Article 310.2(B) amended – Aluminum wiring restriction.

16.07.040 Article 310. added – Aluminum wiring, continuous inspection.

Sec. 16.07.010 Document adopted by reference.

Pursuant to Government Code § 50022.9, the City Council incorporates by reference the California Electrical Code, 2013 Edition ("CEC"), as published in Title 24, Part 3 of the California Code of Regulations.

Sec. 16.07.020. Chapter 1 amended.

The text within Chapter 1 is deleted and replaced with the following:

Chapter 1
Administrative Provisions

Section 101. For administrative provisions for this Code, see Sec. 16.01.040.

Sec. 16.07.030. Article 310.2(B) amended.

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

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

Sec. 16.07.040. Article 310 amended.

Article 310 is amended, by addition of a new Article 310.121, to read as follows:

"310-121 Continuous inspection of aluminum wiring.

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

SECTION 7: A new Chapter 16.08 is added to the MPMC to read as follows:

"Chapter 16.08 MECHANICAL CODE

16.08.010 Document adopted by reference.

16.08.020 Reference to administrative provisions.

16.08.010 Document adopted by reference.

Pursuant to Government Code § 50022.9, the City Council incorporates by reference the California Mechanical Code, 2013 Edition ("CMC"), as published in Title 24, Part 4 of the California Code of Regulations.

Sec. 16.08.020. Chapter 1 amended.

The text within Chapter 1 is deleted and replaced with the following:

Chapter 1
Administrative Provisions

Section 101. For administrative provisions for this Code, see Sec. 16.01.040."

SECTION 8: A new Chapter 16.09 is added to the MPMC to read as follows:

"Chapter 16.09 PLUMBING CODE

16.09.010 Document adopted by reference.

16.09.020 Reference to administrative provisions.

16.09.010 Document adopted by reference.

Pursuant to Government Code § 50022.9, the City Council incorporates by reference the California Plumbing Code, 2013 Edition ("CPC"), as published in Title 24, Part 5 of the California Code of Regulations.

Sec. 16.09.020. Chapter 1 amended.

The text within Chapter 1 is deleted and replaced with the following:

Chapter 1
Administrative Provisions

Section 101. For administrative provisions for this Code, see Sec. 16.01.040."

SECTION 9: A new Chapter 16.10 is added to the MPMC to read as follows:

"Chapter 16.10 HISTORIC BUILDING CODE

16.10.010 Document adopted by reference.

16.10.020 Reference to administrative provisions.

16.10.010 Document adopted by reference.

Pursuant to Government Code § 50022.9, the City Council incorporates by reference the California Historical Building Code, 2013 Edition ("CHBC"), as published in Title 24, Part 8 of the California Code of Regulations.

Sec. 16.10.020. Chapter 1 amended.

The text within Chapter 1 is deleted and replaced with the following:

Chapter 1
Administrative Provisions

Section 101. For administrative provisions for this Code, see Sec. 16.01.040."

SECTION 10:Chapter 16.12 of the MPMC is amended in its entirety to read as follows:

"Chapter 16.12 GREEN BUILDING STANDARDS CODE

16.12.010 Document adopted by reference.

16.12.020 Reference to administrative provisions.

16.12.030 Section 202 amended – Low rise residential definition.

16.12.040 Section 202 amended – Sustainability definition.

16.12.050 Section 4.304.1 amended – Irrigation controllers.

16.12.060 Section A4.103 amended – Site selection.

16.12.070 Section A4.105 amended – Deconstruction and Reuse of Existing Materials

16.12.080 Section A4.106 amended – Site selection.

16.12.090 Section A4.201 amended – General.

16.12.100 Section A4.206 amended – Air sealing package.

16.12.110 Section A4.207 amended – Residential HVAC.

16.12.120 Section A4.211 amended – Renewable energy alternative.

16.12.130 Section A4.304 deleted.

16.12.140 Section A4.305, A 4.403.1, A4.404, A4.405 and A4.407 deleted.

16.12.150 Section A4.408.1 amended – Construction waste reduction.

16.12.160 Section A4.5 deleted.

16.12.170 Section A5.103 amended – Site selection.

16.12.180 Section A5.104 deleted.

16.12.190 Section A5.106.4 amended

16.12.200 Section A5.106.5.1 amended. – Fuel efficient vehicles

16.12.210 Sections A5.106.6 and A5.106.6.1 deleted.

16.12.220 Section A5.106.9 amended. – Building orientation.

16.12.230 Section A5.201.1 amended – Energy efficiency scope.

16.12.240 Section A5.204.1 Energy star equipment.

16.12.250 Sections A5.204.2 through A5.204.5 deleted..

16.12.260 Section A5.204.6 amended.

16.12.270 Sections A5.212 and A5.213 deleted.

16.12.280 Section A5.303.2.3.1 amended. – Building orientation

16.12.290 Section A5.304 deleted.

16.12.300 Sections A5.404, A5.405, A5.406 and A5.407 deleted.

16.12.310 Section A5.408.3.1 amended– Compliance verification.

16.12.320 Sections A5.409 and A5.410 deleted.

16.12.330 Division A5.5 deleted.

16.12.010 Document adopted by reference.

Pursuant to Government Code § 50022.9, the City Council incorporates by reference the California Green Building Standards Code, 2013 Edition ("CHBC"), as published in Title 24, Part 11, of the California Code of Regulations.

Sec. 16.12.020. Chapter 1 amended.

The text within Chapter 1 is deleted and replaced with the following:

Chapter 1
Administrative Provisions

Section 101. For administrative provisions for this Code, see Sec. 16.01.040.

16.12.030 Section 202 amended.

Section 202 amended to read as follows:

Low-rise residential building. A building that is of Occupancy Group R and is six stories or less, or that is a one- or two-family dwelling or townhouse.

16.12.040 Section 202 amended.

Section 202 amended to read as follows:

Sustainability. Consideration of present development and construction impacts on the community, the economy, and the environment without compromising the needs of the future.

16.12.050 Section 4.304.1 amended.

Section 4.304.1 amended to read as follows:

4.403.1 Irrigation controllers. Automatic irrigation system controllers for landscaping provided and installed at the time of final inspection and must comply with the following:

1. Controllers must be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.

2. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall must have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.

16.12.060 Section A4.103 amended.

Section A4.103 amended to read as follows:

Section 4.103

Site Selection

4.103.1 Selection. A site which complies with at least one of the following characteristics is selected:

1. An infill site is selected.
2. A greyfield site is selected.
3. An EPA-recognized and remediated brownfield site is selected.

This section does not apply to existing buildings.

16.12.070 Section A4.105 amended.

Section A4.105 amended to read as follows:

Section 4.105

Deconstruction and Reuse of Existing Materials

4.105.1 General. When a new building is to be constructed and existing buildings on the site are to be deconstructed and the salvaged materials are to be reused, the reused materials or products must comply with current building standards requirements or be an accepted alternate method or material.

This section does not apply to additions or alteration to existing buildings where a new building is not being constructed.

4.105.2 Reuse of materials. Materials which can be easily reused include, without limitation, the following:

1. Light fixtures
2. Plumbing fixtures
3. Doors and trim
4. Masonry
5. Electrical devices
6. Appliances
7. Foundations or portions of foundations

Note: Reused material must be in compliance with the appropriate Title 24 requirements.

16.12.080 Section A4.106 amended.

Section A4.106.1 amended to read as follows:

Section A4.106

Site Development

A4.106.1 Building orientation. Whenever feasible, orient buildings to optimize the use of solar energy with the long side of the house oriented within 30° of south.

16.12.090 Section A4.201 amended.

Section A4.201 amended to read as follows:

Section A4.201

General

A4.201.1 Scope. For the purposes of energy efficiency standards, a green building should achieve at least a 15 percent reduction in energy usage when compared to the State's mandatory energy efficiency standards.

This section does not apply to existing buildings.

16.12.100 Section A4.206.1 amended.

Section A4.206.1 amended to read as follows:

Section A4.206

Air Sealing Package

A4.206.1 Reduced Infiltration. Infiltration is reduced and verified by third party testing to comply with requirements contained in the California Energy Code. This section does not apply to existing buildings unless twenty (20) feet or more of ducting is replaced or added.

16.12.110 Section A4.207.1 amended.

Section A4.207.1 amended to read as follows:

Section A4.207

HVAC Design, Equipment and Installation for New Residential Buildings

A4.207.1 Innovative systems. For new buildings, radiant, hydronic, ground source and other innovative space heating and cooling systems included in the proposed design must be designed using generally accepted industry-approved guidelines and design criteria.

16.12.120 Section A4.211.1 amended.

Section A4.211.1 amended to read as follows:

Section A4.211

Renewable Energy Alternative

A4.211.1 New solar homes partnership. A solar photovoltaic (PV) system in compliance with the California Energy Commission New Solar Homes Partnership (NSHP) 1, 2 is permitted to be used as an alternative to the above energy efficiency measures provided the system can be demonstrated to achieve the equivalent energy savings performance objectives of 15 percent above the 2008 Energy Efficiency Standards.

16.12.130 Section A4.304 deleted.

Section A4.304 deleted.

16.12.140 Sections A4.305, A4.403.1, A4.404, A4.405 and A4.407 deleted.

Sections A4.305, A4.403.1, A4.404, A4.405 and A4.407 deleted.

16.12.150 Section A4.408.1 is amended

Section A4.408.1 amended to read as follows:

A4.408.1 Construction waste reduction of at least 60 percent. Recycle and/or salvage for reuse a minimum of 60 percent of the nonhazardous construction and demolition debris, or meet a local construction and demolition waste management ordinance, whichever is more stringent.

Exceptions:

1. Excavated soil and land-clearing debris.

2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.

16.12.160 Division A4.5 deleted.

Division A4.5 deleted.

16.12.170 Section A5.103 amended.

Section A5.103 amended to read as follows:

Section A5.103

Site Selection

A5.103.1 Community connectivity. Where feasible, locate project on a previously developed site within a 1/2 mile radius of at least ten basic services, readily accessible by pedestrians, including, but not limited, to one each of bank, place of worship,

convenience grocery, day care, cleaners, fire station, barber shop, beauty shop, hardware store, laundry, library, medical clinic, dental clinic, senior care facility, park, pharmacy, post office, restaurant (two may be counted), school, supermarket, theater, community center, fitness center, museum or farmers market. Other services may be considered on a case-by-case basis.

A5.103.2 Brownfield or greyfield site redevelopment or infill area development. If feasible, select for development a brownfield in accordance with Section A5.103.2.1 or on a greyfield or infill site as defined in Section A5.102.

A5.103.2.1 Brownfield redevelopment. Develop a site documented as contaminated by means of an ASTM E1903-97 Phase II Environmental Site Assessment or on a site defined as a brownfield by a local, state or federal government agency. The site must be fully remediated in accordance with EPA regulations to the level required of the anticipated land use.

This section does not apply to existing buildings.

16.12.180 Section A5.104 deleted.

Section A5.104 deleted.

16.12.190 Section A5.106.4 amended.

Section A5.106.4 amended to read as follows:

A5.106.4 Bicycle parking and changing rooms. Comply with Sections A5.106.4.1 through A5.106.4.2 on Sustainable Practices, whichever is stricter.

A5.106.4.1 Bicycle parking. Bicycle parking must be provided in accordance with Section A5.106.4.1.1 for new buildings and Section A5.106.4.1.2 for existing buildings.

A5.106.4.1.1 New buildings. For new buildings, bicycle parking capacity cannot be less than 5 percent of motorized vehicle parking capacity, with a minimum of one two-bike capacity rack. The bicycle parking racks are readily visible, located on the same property and within 200 feet of the building main entrance. Acceptable parking facilities must be convenient from the street and may include, without limitation:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; and
3. Lockable, permanently anchored bicycle lockers.

A5.106.4.1.2 Existing buildings. For existing buildings, secured bicycle parking must be provided in accordance with Table A5.106.4.1.2 when floor area is added to the existing building or there is a change in occupancy classification under the 2010 California Building Code. The bicycle parking racks must be located within 200 feet of the building main entrance and readily visible. Acceptable parking facilities must be convenient from the street and may include, without limitation:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; and
3. Lockable, permanently anchored bicycle lockers.

Bicycle parking is not required for alterations to an existing building wherein the existing building floor area is not increased or a change in occupancy classification does not occur.

TABLE A5.106.4.1.2

BICYCLE PARKING FOR EXISTING BUILDINGS

ADDITIONS	CHANGE IN OCCUPANCY CLASSIFICATION
Required bicycle parking must be provided in accordance with the total number of employees for the existing building including the addition as follows: 1-10 employees–2 bikes 11-49 employees–4 bikes 50 or more employees–6 bikes	Required bicycle parking must be provided in accordance with the total number of employees for the existing building as follows: 1-10 employees–2 bikes 11-49 employees–4 bikes 50 or more employees–6 bikes

A5.106.4.2 Changing rooms. For buildings with over 10 tenants within the building, provide changing/shower facilities for tenant employees only in accordance with Table 5.106.4.3 A for new buildings and Table 5.106.4.3B for existing buildings or document arrangements with nearby changing/shower facilities.

TABLE A5.106.4.3A

NEW BUILDINGS

NUMBER OF TENANT EMPLOYEES WITHIN THE BUILDING	SHOWER/ CHANGING FACILITIES REQUIRED[2]	2-TIER (12" X 15" X 72") PERSONAL EFFECTS LOCKERS[1,2] REQUIRED
0-10	0	0
11-50	1 unisex shower	2
51-100	1 unisex shower	3
101–200	1 shower stall per gender	4
Over 200	1 shower stall per gender for each 200 additional tenant employees	One 2-tier locker for each 50 additional tenant employees

1. One 2-tier locker serves two people. Lockers must be lockable with either padlock or combination lock.

2. Tenant spaces housing more than 10 tenant employees within buildings sharing common toilet facilities need not comply. However, such common shower facilities must accommodate the total number of tenant employees served by the toilets and include a minimum of one unisex shower and two 2-tier lockers.

TABLE A5.106.4.3B

EXISTING BUILDINGS

NUMBER OF TENANT EMPLOYEES	SHOWER/CHANGING FACILITIES REQUIRED
0-50	0
50 or more	1 unisex shower

16.12.200 Section A5.106.5.1 amended.

Section A5.106.5.1 of the 2010 Edition of the California Green Building Standards Code is amended to read as follows:

A5.106.5.1 Designated parking for fuel-efficient vehicles. For new buildings, provide designated parking for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles as shown in Table A5.106.5.1.1

16.12.210 Sections A5.106.6 and A5.106.6.1 deleted.

Sections A5.106.6 and A5.106.6.1 deleted.

16.12.220 Section A5.106.9 amended.

Section A5.106.9 amended to read as follows:

A5.106.9 Building orientation. For new buildings, locate and orient the building as follows:

1. When site and location permit orient the building with the long sides facing north and south.

2. Protect the building from thermal loss, drafts and degradation of the building envelope caused by wind and wind-driven materials such as dust, sand, snow and leaves with building orientation and landscape features.

Note: For information on sun angles and shading, visit: http://www2.aud.ucla.edu/energy-design-tools/. Calculations may be made using the Solar-2 tool.

16.12.230 Section A5.201.1 amended.

Section A5.201.1 amended to read as follows:

A5.201.1 Scope. For the purposes of energy efficiency standards, a new green building should achieve at least a 15 percent reduction in energy usage when compared to the State's mandatory energy efficiency standards.

16.12.240 Section A5.204.1 amended.

Section A5.204.1 amended to read as follows:

A5.204.1 Energy Star equipment and appliances. For new and existing buildings, all equipment and appliances must be Energy Star labeled if Energy Star is applicable to that equipment or appliance.

16.12.250 Sections A5.204.2 through A5.204.5 deleted.

Sections A5.204.2 through A5.204.5 deleted.

16.12.260 Section A5.204.6 amended.

Section A5.204.6 amended to read as follows:

A5.204.6 Building orientation and shading. For new buildings, locate, orient and shade the building as required in Section A5.106.9.

16.12.270 Sections A5.212 and A5.213 deleted.

Sections A5.212 and A5.213 deleted.

16.12.280 Section A5.303.2.3.1 is amended.

Section A5.303.2.3.1 amended to read as follows:

A5.303.2.3.1 30 percent savings. A schedule of plumbing fixtures and fixture fittings that will reduce the overall use of potable water within the building by 30 percent must be provided for all new buildings and existing buildings where a change in the occupancy classification occurs as determined by the 2010 CBC, as adopted by the Monterey Park Municipal Code. The reduction must be based on the maximum allowable water use per plumbing fixture and fittings as required by the California Building Standards Code.

The 30 percent reduction in potable water use must be demonstrated by one of the following methods:

1. Each plumbing fixture and fitting must meet the 30 percent reduced flow rate specified in Table A5.303.2.3.1; or

2. A calculation demonstrating a 30 percent reduction in the building "water use baseline" as established in Table A5.303.2.2 must be provided.

16.12.290 Section A5.304 deleted.

Section A5.304 deleted.

16.12.300 Sections A5.404, A5.405, A5.406 and A5.407 deleted.

Sections A5.404, A5.405, A5.406 and A5.407 deleted.

16.12.310 Section A5.408.3.1 is amended

Section A4.408.3.1 amended to read as follows:

A5.408.3.1 Enhanced construction waste reduction. Divert to recycle or salvage a minimum of 60 percent of the non-hazardous construction and demolition debris generated at the site in compliance with one of the following:

A5.408.3.1.1 Verification of compliance. A copy of the completed waste management report must be provided.

Exceptions:

1. Excavated soil and land-clearing debris.

2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist.

16.12.320 Sections A5.409 and A5.410 deleted.

Sections A5.409 and A5.410 deleted.

16.12.330 Division A5.5 deleted.

Division A5.5 deleted."

SECTION 11:Chapter 16.13 of the MPMC is amended in its entirety to read as follows:

"Chapter 16.13 REFERENCED STANDARDS CODE

16.13.010 Document adopted by reference.

16.13.020 Reference to administrative provisions.

16.13.010 Document adopted by reference.

Pursuant to Government Code § 50022.9, the City Council incorporates by reference the California Referenced Standards Code, 2013 Edition ("CRSC"), as published at Title 24, Part 12, of the California Code of Regulations.

Sec. 16.13.020. Chapter 1 amended.

The text within Chapter 1 is deleted and replaced with the following:

Chapter 1
Administrative Provisions

Section 101. For administrative provisions for this Code, see Sec. 16.01.040."

SECTION 12:Chapter 16.14 of the MPMC is amended in its entirety to read as follows:

"Chapter 16.14 POOL AND SPA CODE

16.14.010 Document adopted by reference.

16.14.020 Reference to administrative provisions.

16.14.010 Document adopted by reference.

Pursuant to Government Code § 50022.9, the City Council incorporates by reference the International Pool and Space Code, 2012 Edition, as published by the International Code Council, Inc.

Sec. 16.14.020. Chapter 1 amended.

The text within Chapter 1 is deleted and replaced with the following:

Chapter 1
Administrative Provisions

Section 101. For administrative provisions for this Code, see Sec. 16.01.040."

SECTION 13:Title 17 of the MPMC is amended in its entirety as follows:

"**Chapter 17.01. Code Adoption.**

17.01.010 Adoption of the California Fire Code, 2013 Edition.

Pursuant to Government Code § 50022.9, the City Council incorporates by reference the California Fire Code, 2013 Edition ("CFC"), as published at Title 24, Part 9, of the California Code of Regulations. The CFC, as adopted by the MPMC, includes Appendices Chapter 4, B, C, D, E, F, G, I, J and K.

Chapter 17.02 LOCAL AMENDMENTS TO CALIFORNIA FIRE CODE

17.02.010 Section 1.11.2.5 amended—Appeals.

17.02.020 Section 102.5 amended—Application of Residential Code.

17.02.030 Section 103.5 added—Police Powers.

17.02.040 Section 108 deleted—Board of Appeals.

17.02.050 Section 202 amended—Definitions added.

17.02.060 Section 202 amended—Definitions revised.

17.02.070.Section 304.1.2 amended—Combustible Waste Material.

17.02.080 Section 307.1 amended—Open burning.

17.02.090 Section 901.1 added—Owner responsibility.

17.02.100 Section 903 amended—Automatic sprinkler systems.

17.02.110 Section 905.3.11 added—Standpipes in residential complexes.

17.02.120 Section 907.1.6 added—Multiple fire alarm and detection systems.

17.02.130 Section 907.2 amended—Fire alarm systems in new buildings and structures.

17.02.140 Section 1103.2 amended — Emergency responder radio coverage.

17.02.150 Section 3301.1 and 3301.2 amended—Explosive materials.

17.02.160 Section 3308 amended—Fireworks display.

17.02.170 Section 3309 amended—Fireworks manufacturing.

17.02.180 Section 3310 added—Sale of fireworks.

17.02.190 Section 3404.2.9.6.1 added—Locations where aboveground tanks are prohibited.

17.02.200 Section 3804.1 added—Liquefied petroleum gases—Location of containers.

17.02.210 Section B105.2, Exception 1, Appendix Chapter B amended—Fire-flow requirements for buildings.

17.02.220 Section D104.4, Appendix Chapter D amended—Dead ends.

17.02.230 Section K101.2, Appendix Chapter K amended—Haunted Houses

17.02.010 Amendment—Appeals.

Section 1.11.2.5, including its subparts amended in its entirety to reads as follows:

1.11.2.5.1 Grounds for Appeal. Any aggrieved party may appeal any of the following decisions of the Fire Chief:

1. Disapproval of any application.
2. Refusal to grant any permit applied for when it is claimed that the provisions of this California Fire Code do not apply.
3. Interpretation of this California Fire Code.
4. Determination of suitability of alternate materials or types of construction or materials to types of construction or methods.

1.11.2.5.2 Written Decision. Any such decision must be in writing and a copy thereof will be served upon the applicant, if any, by mail. Any such decision will be final, unless

an appeal will be filed there from, within the time and in the manner prescribed by this section.

1.11.2.5.3 Appeal Procedure. Any person dissatisfied with any such determination or decision of the Fire Chief has the right of appeal via the Administrative Civil Review Process established under the provisions of Chapter 5.48 of the Monterey Park Municipal Code.

1.11.2.5.4 Notice of Appeal. Any person desiring to take such an appeal must, within five days after receipt of the written decision of the Fire Chief, file a written notice of appeal with the Fire Chief for further review through an Administrative Hearing. Such written notice of appeal must be on a form provided by the Monterey Park Fire Department and contain such information as may be required for the Administrative Review.

1.11.2.5.5 Hearing. Each such appeal will be set for hearing for the Administrative Review. Not less than five days before the date of such hearing, written notice of the time and place of the hearing will be given to the applicant.

1.11.2.5.6 Hearing Procedure. At the time of the hearing, the Hearing Examiner will consider the evidence of the appellant, of the Fire Chief, or their authorized representative, and any other evidence, which may be presented.

1.11.2.5.7 Final Decision. At or after the conclusion of the hearing, the Hearing Examiner will render its findings of fact and its decision in writing, and will furnish a copy thereof to the Fire Chief, and will also serve a copy thereof upon the appellant by mail.

17.02.020 Amendment—Application of Residential Code.

Section 102.5 amended to read as follows:

102.5 Application of Residential Code. Where structures are designed and constructed in accordance with the International Residential Code, the provisions of this code apply as follows:

1. Construction and designed provisions: Provisions of this code pertaining to the exterior of the structure will apply including, without limitation, premises identification, fire apparatus access and water supplies. Provisions of this code pertaining to the interior of the structure when specifically required by this code including, without limitation, Section 903.1 where interior or exterior systems or devices are installed, construction permits required by Section 105.7 of this code will also apply.
2. Administrative, operational, and maintenance provisions: All such provisions of this code will apply.

17.02.030 Amendment—Police Powers.

Section 103.5 added to read as follows:

103.5 Police Powers. The fire code official and deputies have the powers of police officers in performing their duties under this code. When requested to do so by the fire code official, the chief of police of the jurisdiction is authorized to assign such available police officers as necessary to assist the fire code official in enforcing the provisions of this code.

17.02.040 Amendment—Board of Appeals.

Section 108 of Chapter 1 of the California Fire Code is deleted in its entirety.

17.02.050 Amendment—Definitions added.

Section 202 amended by adding the following definitions:

ALL WEATHER SURFACE. A road surface constructed to the minimum standards approved by the jurisdiction capable of supporting loads of 80,000 pounds.
UNPERMITTED STRUCTURES. Means any structure, or portion thereof, that was erected, constructed, enlarged, altered, repaired, moved, improved, removed, connected, converted, demolished, or equipped, at any point in time, without bonafide city permit(s) having first been obtained from the Fire Chief and/or Building Official or any unfinished work for which a permit has expired.

17.02.060 Amendment—Definitions revised.

Section 202 amended by revising the following definitions:

FIRE CHIEF. The Chief Officer of the City of Monterey Park Fire Department.
FIRE CODE OFFICIAL. The Fire Chief or other member of the fire service appointed by the Fire Chief, charged with the administration and enforcement of the Code.

17.02.070. Amendment — Combustible Waste Material.

Section 304.1.2 amended to read as follows:

304.1.2 Vegetation. Weeds, grass, vines or other growth that is capable of being ignited and endangering property, must be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in areas deemed a fire hazard by the Fire Chief or Fire Code Official must maintain a defensible space around all buildings and structures as follows:

(b) Ground clearance. The space surrounding every building or structure must be maintained in accordance with the following:

Any person that owns, leases, controls, operates, or maintains any building or structure in, upon, or adjoining any mountainous area or forest-covered lands, brush covered lands, or grass-covered lands, or any land which is covered with flammable material, must at all times do the following:

(1) Maintain around and adjacent to such building or structure a firebreak made by removing and clearing away, for a distance of not less than 30 feet on each side thereof or to the property line, whichever is nearer, all flammable vegetation or other combustible growth. This section does not apply to single specimens of trees, ornamental shrubbery, or similar plants which are used as ground cover, if they do not form a means of rapidly transmitting fire from the native growth to any building or structure.

(2) Maintain around and adjacent to any such building or structure additional fire protection or fire-break made by removing all bush, flammable vegetation, or combustible growth which is located from 30 to 100 feet from such building or structure or to the property line, whichever is nearer, as required by the enforcing agency if he finds that, because of extra hazardous conditions, a fire break of only 30 feet around such building or structure is not sufficient to provide reasonable fire safety. Grass and other vegetation located more than 30 feet from such building or structure and less than 18 inches in height above the ground may be maintained where necessary to stabilize the soil and prevent erosion.

(3) The fire code official may require an additional 100 feet of thinning or removal, for a total of 200 feet due to high fire hazards.

17.02.080 Amendment—Open burning.

Section 307.1 of the California Fire Code is amended in its entirety now reads as follows:

307.1 Bonfires, Weed Abatement, Religious Burning, and Outdoor Rubbish Fires. No person may build, light, maintain, or cause or permit to be built, lighted or maintained, any open or outdoor fire; use, or cause or permit to be used, any fire for clearing land; burn or cause or permit to be burned, any brush, trash, rubbish, stubble, or other flammable or combustible material, unless he complies with the regulations set forth in this section as follows:

1. Applicant must first secure from the Fire Chief, or their authorized representative, a written permit for such burning.
2. Such burning must be in accordance with the following:
   a. Each recipient of a written permit for burning must follow all rules shown. Acceptance of a burning permit will constitute an agreement that the holder will be responsible for all damages resulting from burning.

b. Any such fire must be maintained in one small pile or area that can be readily controlled.
c. At least one adult person must be in actual attendance and in charge of such fire at all times during its burning. He/she must have on hand at all such times water, garden hose, shovels, or other fire extinguishing equipment.
d. Such burning will be permitted only at a safe distance from all structures or other combustible material.
e. Burning will be permitted only if there is no appreciable wind.
f. Upon completion of any such burning, all resultant embers must be extinguished and hot ashes must be thoroughly wet down.

3. The Fire Chief may prohibit any or all outdoor fires or burning at any time he/she deems that atmospheric conditions or local circumstances will make such a fire hazardous.

17.02.090 Amendment—Owner responsibility.

Section 901.1.1 added to read as follows:

901.1.1 Owner Responsibility. The owner of the protected premises will be responsible for all fire protection systems within the protected premises, whether existing or installed under this code.

17.02.100 Amendment—Automatic sprinkler systems.

Section 903 of the California Fire Code is added, amended and/or deleted as follows:

Amend Section 903.1 to read:

903.1 General. Automatic sprinkler systems must comply with this section.

Add new Section 903.1.1 to read:

903.1.1 Alternative protection. Alternative automatic fire-extinguishing systems complying with Section 904 will be permitted in lieu of automatic sprinkler protection where recognized by the applicable standard and approved by the fire code official.

Amend Section 903.1.4 to read:

903.1.4 Partial Automatic Fire Suppression Systems Prohibited. Whenever an automatic fire suppression system is installed for any portion of any building or structure, an automatic fire suppression system must be installed for the entire building or structure.

Amend Section 903.2 in its entirety to read:

903.2 Where required. An approved automatic sprinkler systems must be installed in all new and existing buildings and structures as set forth in this section.

Exceptions:

1. When approved by the fire code official, spaces or areas in telecommunications buildings used exclusively for telecommunication equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic fire alarm system and are separated from the remainder of the building by fire barriers consisting of not less than one-hour fire resistance-rated walls and two-hour fire-resistance-rated floor/ceiling assemblies.
2. Automatic fire sprinkler protection for fixed guideway transit systems must be as per 903.2.17

903.2.1 New Occupancies. An automatic sprinkler system will be installed in all new occupancies as follows:

1. Throughout all buildings or structures exceeding 6,000 square feet in total fire area except open parking garages, classified as Group S-2 occupancies.
2. Throughout all buildings or structures with an assembly area exceeding 2,250 square feet, except Group A-5 occupancies.
3. Throughout all buildings or structures, three or more stories in height regardless of occupancy classification.
4. For new residential occupancies, throughout the buildings or structures when any of the following conditions occur:
   4.1 When there will be more than one residential unit on a lot.
   4.2 When any portion of a building is located more than 150 feet from the fire apparatus access at the street.
   4.3 When the side or rear yard access is hindered by terrain or barrier such as without limitation a building on a steep hillside.
   4.4 When there is inadequate fire flow.

903.2.1.1 Group A. An automatic sprinkler system must be provided throughout buildings and portions thereof used as Group A occupancies as provided in this section. For Group A-1, A-2, A-3 and A-4 occupancies, the automatic sprinkler system must be provided throughout the floor area where the Group A-1, A-2, A-3 or A-4 occupancy is located, and in all floors from the Group A occupancy to, and including, the nearest level of exit discharge serving the Group A occupancy. For Group A-5 occupancies, the automatic sprinkler system must be provided in the spaces indicated in Section 903.2.1.1.5.

903.2.1.1.1 Group A-1. An automatic sprinkler system must be provided for Group A-1 occupancies where one of the following conditions exists:

1. The fire area exceeds 6,000 square feet.

2. The fire area has an occupant load of 300 or more;
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies; or
4. The fire area contains a multi-theater complex.

903.2.1.1.2 Group A-2. An automatic sprinkler system must be provided for Group A-2 occupancies where one of the following conditions exists:

1. The fire area exceeds 2,250 square feet.
2. The fire area has an occupant load of 100 or more; or
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

903.2.1.1.3 Group A-3. An automatic sprinkler system must be provided for Group A-3 occupancies where one of the following conditions exists:

1. The fire area exceeds 6,000 square feet.
2. The fire area has an occupant load of 300 or more; or
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

903.2.1.1.4 Group A-4. An automatic sprinkler system must be provided for Group A-4 occupancies where one of the following conditions exists:

1. The fire area exceeds 6,000 square feet.
2. The fire area has an occupant load of 300 or more; or
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

903.2.1.1.5 Group A-5. An automatic sprinkler system must be provided for Group A-5 occupancies in the following areas: concession stands, retail areas, press boxes and other accessory use areas in excess of 1,000 square feet.

903.2.1.2 Group B ambulatory health care facilities. An automatic sprinkler system must be installed throughout all fire areas containing a Group B ambulatory health care facility occupancy when either of the following conditions exists at any time:

1. Four or more care recipients are incapable of self-preservation.
2. One or more care recipients who are incapable of self-preservation are located at other than the level of exit discharge serving such an occupancy.
3. In rooms or areas with special hazards such as laboratories, vocational shops and other such areas where hazardous materials in exempt amounts are used or stored.
4. Throughout any Group E structure greater than 20,000 square feet in area, which contains more than one fire area, and which is separated into two or more buildings by fire walls of less than four-hour fire resistance rating without openings.

903.2.1.3 Group E. Except as provided for in Section 903.2.1.3.1 for a new public school campus, an automatic sprinkler system must be provided for Group E occupancies as follows:

1. Throughout all Group E fire areas greater than 6,000 square feet in fire area or with an occupant load of one hundred (100) persons or more.
2. Throughout every portion of educational buildings below the lowest level of exit discharge serving that portion of the building.
   Exception: An automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area where every classroom throughout the building has at least one exterior exit door at ground level.
3. in rooms or areas with special hazards such as laboratories, vocational shops and other such areas where hazardous materials in quantities not exceeding the maximum allowable quantity are used or stored.

903.2.1.3.1 Public schools—automatic sprinkler system requirements.

903.2.1.3.1.1 New public school campus. An approved automatic sprinkler system must be provided in all buildings of a new public school campus as defined in Section 202 regardless of occupancy classification.

Exceptions:

1. Exempted portable buildings.
2. Ticket booths and athletic field storage buildings that are less than 500 square feet in floor area and located a minimum of 100 feet from all other buildings.
3. Shade or lunch shelters that are incapable of trapping heat, smoke or other by-products of combustion and located a minimum of 20 feet from all other buildings.
4. Shade or lunch shelters that are constructed of noncombustible materials and located a minimum of 20 feet from all other buildings.

903.2.1.3.1.1.1 Sprinklers must be installed in spaces where the ceiling creates a "ceiling-plenum" or space above the ceiling is utilized for environmental air

903.2.1.3.1.2 Permanent portable buildings. A portable building that is used to serve or house students and is certified, as a permanent building on a new public school campus by the public school administration must comply with the requirements of Section 903.2.3.1.1.

903.2.1.3.1.3 Fire-resistive substitution for new campus. A new public school campus as defined in Section 202 must be entitled to include in the design and construction documents all of the applicable fire-resistive construction substitutions as permitted by this code.

903.2.1.4 Group F-1. An automatic sprinkler system must be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:

1. A Group F-1 fire area exceeds 6,000 square feet.

2. A Group F-1 fire area is located more than three stories above grade plane.

903.2.1.4.1 Woodworking operations. An automatic sprinkler system must be provided throughout all Group F-1 occupancy .fire areas that contain woodworking operations in excess of 2,500 square feet in area which generate finely divided combustible waste or use finely divided combustible materials. [SFMJ A fire wall of less than four-hour fire-resistance rating, or any fire wall with openings, must not be used to establish separate fire areas without openings.

903.2.1.5 Group H. Automatic sprinkler systems must be provided in high-hazard occupancies as required in Sections 903.2.5.1 through 903.2.5.3.

903.2.1.5.1 General. An automatic sprinkler system must be installed in Group H occupancies.

903.2.1.5.2 Group H-5. An automatic sprinkler system must be installed throughout buildings containing Group H-5 occupancies. The design of the sprinkler system must not be less than that required by this code for the occupancy hazard classifications in accordance with Table 903.2.1.5.2. Where the design area of the sprinkler system consists of a corridor protected by one row of sprinklers, the maximum number of sprinklers required to be calculated is 13.

[F] TABLE 903.2.1.5.2
GROUP H-5 SPRINKLER DESIGN CRITERIA

LOCATION	OCCUPANCY HAZARD CLASSIFICATION
Fabrication areas	Ordinary Hazard Group 2
Service corridors	Ordinary Hazard Group 2
Storage rooms without	Ordinary Hazard Group 2
Storage rooms with	Extra Hazard Group 2
Corridors	Ordinary Hazard Group 2

903.2.1.5.3 Pyroxylin plastics. An automatic sprinkler system must be provided in buildings, or portions thereof, where cellulose nitrate film or pyroxylin plastics are manufactured, stored or handled in quantities exceeding 100 pounds.

903.2.1.5.4 Group H occupancies located above the 10th story. The fire sprinkler system must be designed and zoned to provide separate indication upon water flow for each side of the 2-hour fire-smoke barrier above the 10th story.

903.2.1.6 Group I. An automatic sprinkler system must be provided throughout buildings with a Group I fire area.
Exceptions:
Those areas exempted by Section 407.5 of the California Building Code.

Pursuant to Health and Safety Code Section 13113 (d), Group I-2 occupancies, or any alterations thereto, located in Type IA construction in existence on March 4, 1972.

903.2.1.6.1 Group I-2. In an existing, unsprinklered Group 1-2, nurses' station open to fire-resistive exit access corridors must be protected by an automatic sprinkler system located directly above the nurses' station. It must be permitted to connect the automatic sprinkler system to the domestic water service.

903.2.1.6.2 Group I-3. Every building or portion thereof where inmates are restrained must be protected by an automatic sprinkler system conforming to NFPA 13. The main sprinkler control valve or valves and all other control valves in the system must be locked in the open position and electrically supervised so that at least an audible and visual alarm will sound at a constantly attended location when valves are closed. The sprinkler branch piping serving cells may be embedded in the concrete construction. **Exception:** Sprinklers are not required in cells housing two or fewer inmates and the building must be considered sprinklered throughout when all the following criteria are met:

1. Automatic fire sprinklers must be mounted outside the cell a minimum of 6 feet on center and 12 inches from the wall with quick response sprinkler heads. Where spacing permits, the head must be centered over the cell door opening.
2. The maximum amount of combustibles, excluding linen and clothing, must be maintained at three pounds per inmate.
3. For local detention facilities, each individual housing cell must be provided with a two-way inmate or sound-actuated audio monitoring system for communication directly to the control station serving the cell(s).
4. The provisions of the exception in Section 804.4.2 must not apply.

903.2.1.7 Group M. An automatic sprinkler system must be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. A Group M fire area exceeds 6,000 square feet.
2. A Group M fire area is located more than three stories above grade plane.
3. A Group M occupancy is used for the display and sale of upholstered furniture.
4. A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 3,000 square feet.
5. The structure exceeds 12,000 square feet contains more than one fire area containing a Group M occupancy, and is separated into two or more buildings by fire walls of not less than a 4-hour fire-resistance rating.

903.2.1.7.1 High-piled storage. An automatic sprinkler system must be provided in accordance with the California Fire Code in all buildings of Group M where storage of merchandise is in high-piled or rack storage arrays.

903.2.1.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 must be provided throughout all buildings with a Group R fire area.
Exceptions:

Existing Group R-3 occupancies converted to Group R-3.1 occupancies not housing bedridden clients, not housing nonambulatory clients above the first floor and not housing clients above the second floor.
Existing Group R-3 occupancies converted to Group R-3.1 occupancies housing only one bedridden client and complying with Section 425.8.3.3.
Pursuant to Health and Safety Code Section 13113 occupancies housing ambulatory children only, none of whom are mentally ill or mentally retarded, and the buildings or portions thereof in which such children are housed are not more than two stories in height, and buildings or portions thereof housing such children have an automatic fire alarm system activated by approved smoke detectors.
Pursuant to Health and Safety Code Section 13143.6 occupancies licensed for protective social care which house ambulatory clients only, none of whom is a child (under the age of 18 years), or who is elderly (65 years of age or over).
When not used in accordance with Section 504.2 or 506.3 an automatic sprinkler system installed in accordance with Section 903.3.1.2 must be allowed in Group R-2.1 occupancies.
An automatic sprinkler system designed in accordance with Section 903.3.1.3 must not be utilized in Group R-2.1 or R-4 occupancies.

903.2.1.9 Group S-1. An automatic sprinkler system must be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 fire area exceeds 6,000 square feet.
2. A Group S-1 fire area is located more than three stories above grade plane.
3. A Group S-1 fire area used for the storage of commercial trucks or buses where the fire area exceeds 3,000 square feet.
4. A Group S-I occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet.

903.2.1.9.1 Repair garages. An automatic sprinkler system must be provided throughout all buildings used as repair garages in accordance with Section 406, as shown:

1. Buildings two or more stories above grade plane, including basements, with a fire area containing a repair garage exceeding 6,000 square feet.
2. Buildings no more than one story above grade plane, with a fire area containing a repair garage exceeding 6,000 square feet.
3. Buildings with repair garages servicing vehicles parked in basements.
4. A Group S-1 fire area used for the repair of commercial trucks or buses where the fire area exceeds 3,000 square feet.

903.2.1.9.2 Bulk storage of tires. Buildings and structures where the area for the storage of tires exceeds 20,000 cubic feet must be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

903.2.1.10 Group S-2 enclosed parking garages. An automatic sprinkler system must be provided throughout buildings classified as enclosed parking garages in accordance with Section 406.4 as follows:

1. Where the fire area of the enclosed parking garage exceeds 6,000 square feet.
2. Where the enclosed parking garage is located beneath other groups.

903.2.1.10.1 Commercial parking garages. An automatic sprinkler system must be provided throughout buildings used for storage of commercial trucks or buses where the fire area exceeds 5,000 square feet.

903.2.1.11 Specific building areas and hazards. In all occupancies an automatic sprinkler system must be installed for building design or hazards in the locations set forth in Sections 903.2.1.11.1 through 903.2.1.11.6.

903.2.1.11.1 Stories without openings. An automatic sprinkler system must be installed throughout all stories, including basements, of all buildings where the floor area exceeds 1,500 square feet and where there is not provided at least one of the following types of exterior wall openings:
Openings below grade that lead directly to ground level by an exterior stairway complying with Section 1009 or an outside ramp complying with Section 1010.
Openings must be located in each 50 linear feet, or fraction thereof, of exterior wall in the story on at least one side. The required openings must be distributed such that the lineal distance between adjacent openings does not exceed 50 feet.
Openings entirely above the adjoining ground level totaling at least 20 square feet in each 50 linear feet, or fraction thereof, of exterior wall in the story on at least one side. The required openings must be distributed such that the lineal distance between adjacent openings does not exceed 50 feet.

903.2.1.11.1.1 Opening dimensions and access. Openings must have a minimum dimension of not less than 30 inches. Such openings must be accessible to the fire department from the exterior and must not be obstructed in a manner that fire fighting or rescue cannot be accomplished from the exterior.

903.2.1.11.1.2 Openings on one side only. Where openings in a story are provided on only one side and the opposite wall of such story is more than 75 feet from such openings, the story must be equipped throughout with an approved automatic sprinkler system, or openings as specified above must be provided on at least two sides of the story.

903.2.1.11.1.3 Basements. Where any portion of a basement is located more than 75 feet (22 860 mm) from openings required by Section 903.2.11.1, the basement must be equipped throughout with an approved automatic sprinkler system.

903.2.1.11.2 Rubbish and linen chutes. An automatic sprinkler system must be installed at the top of rubbish and linen chutes and in their terminal rooms. Chutes

extending through three or more floors must have additional sprinkler heads installed within such chutes at alternate floors. Chute sprinklers must be accessible for servicing.

903.2.1.11.3 Buildings 55 feet or more in height. An automatic sprinkler system must be installed throughout buildings with a floor level having an occupant load of 30 or more that is located 55 feet or more above the lowest level of fire department vehicle access.

Exceptions:

1. Airport control towers.
2. Open parking structures.

903.2.1.11.4 Ducts conveying hazardous exhausts. Where required by the California Mechanical Code, automatic sprinklers must be provided in ducts conveying hazardous exhaust, or flammable or combustible materials.

Exception: Ducts in which the largest cross-sectional diameter of the duct is less than 10 inches.

903.2.1.11.5 Commercial cooking operations. An automatic sprinkler system must be installed in commercial kitchen exhaust hood and duct system where an automatic sprinkler system is used to comply with Section 904.

903.2.1.11.6 Other required suppression systems. In addition to the requirements of Section 903.2, the provisions indicated in Table 903.2.1.11.6 also require the installation of a fire suppression system for certain buildings and areas.

[F] TABLE 903.2.1.11.6
ADDITIONAL REQUIRED SUPPRESSION SYSTEMS
(Table Unchanged)

903.2.1.12 During construction. Automatic sprinkler systems required during construction, alteration and demolition operations must be provided in accordance with Chapter 14 of the California Fire Code.

903.2.1.13 Reserved.

903.2.1.14 Motion picture and television production studio sound stages, approved production facilities and production locations.

903.2.1.14.1 Existing sound stages and approved production facilities. All existing sound stages and approved production facilities equipped with an automatic fire sprinkler system must be maintained in accordance with the provisions of California Fire Code Chapter 9.

903.2.1.14.2 New sound stages. All new sound stages must be equipped with an approved automatic fire sprinkler system. The system must be installed in accordance

with the provisions of the California Fire Code Chapter 9 and must meet the minimum design requirements of an Extra Hazard, Group 2 system.

903.2.1.15 Automatic sprinkler system - existing high-rise buildings. See Section 3414.27.

903.2.1.15.1 Existing Group R-1 and R-2 high-rise buildings fire-extinguishing systems. See Section 3413.13.3.3.

903.2.1.16 Group L occupancies. An automatic sprinkler system must be installed throughout buildings housing Group L occupancies. Sprinkler system design for research laboratories and similar areas of a Group L occupancy must not be less than that required for Ordinary Hazard Group 2 with a design area of not less than 3,000 square feet.
In mixed occupancies, portions of floors or buildings not classified as Group L occupancies must be provided with sprinkler protection designed of not less than that required for Ordinary Hazard Group 1 with a design area of not less than 3,000 square feet.

903.2.1.16.1 Group L occupancies located above the 10th story. The automatic sprinkler system must be designed and zoned to provide separate indication upon water-flow for each side of the 2-hourfire-smoke barrier above the 10th story.

903.2.1.17 Fixed guideway transit systems.

903.2.1.17.1 Automatic sprinkler system. An automatic sprinkler system must be installed in all stations offixed guideway transit systems.
Exceptions:

1. Guideways when the closest sprinkler heads to the guideway are within 3 feet of the edge, over the platform, and spaced 6 feet on center parallel to the guideway
2. Station agent booths not exceeding 150 square feet in area, when provided with an approved smoke detector connected to the building fire alarm system
3. Power substations
4. Machinery rooms, electrical rooms and train control rooms protected by an approved automatic fixed fire-extinguishing system
5. Open stations
6. Station platform areas open to three or more sides

903.2.1.17.2 Station guideway deluge system. Underground stations and stations in open cuts with walls 5 feet above he top of the running rail and with a raised platform must be provided with an under-vehicle guideway manually activated deluge sprinkler system. In open cut stations, such system must be provided in guideways which are situated between a raised platform edge and a retaining wall.

903.2.1.17.2.1 Systems must be provided along the entire length of track at each station platform.

903.2.1.17.2.2 Deluge nozzles with caps must be located in the approximate center of track with spacing designed to completely wet the undersides of the vehicle at the applied density.

903.2.1.17.2.3 System density must be a minimum of 0.19 gallon per minute (gpm) per square foot for the design area. When more than one zone is provided, two adjacent zones are required to be considered operating for calculating purposes.

903.2.1.17.2.4 Deluge systems must be directly connected to a water supply capable of supplying the required flow rate for a minimum 30-minute duration.

903.2.1.17.2.5 Controls or manually operable valves must be in a location acceptable to the Fire Code Official. All deluge systems must be monitored by the station fire alarm system.

903.2.1.17.2.6 Each valve must be monitored by a separate circuit. The alarm panel must be located in an area normally occupied by station personnel or signals must be transmitted to the operations control center (OCC).

903.2.1.18 Group U private garages and carports accessory to Group R-3 occupancies.
Carports with habitable space above and attached garages, accessory to Group R-3 occupancies, must be protected by residential fire sprinklers in accordance with this section. Residential fire sprinklers must be connected to, and installed in accordance with, an automatic residential fire sprinkler system that complies with Section R313 of the California Residential Code or with NFPA 13D. Fire sprinklers must be residential sprinklers or quick-response sprinklers, designed to provide a minimum density of 0.05 gpm/ft^2 over the area of the garage and/or carport, but not to exceed two sprinklers for hydraulic calculation purposes. Garage doors must not be considered obstructions with respect to sprinkler placement.

Exception: An automatic residential fire sprinkler system must not be required when additions or alterations are made to existing carports and/or garages that do not have an automatic residential fire sprinkler system installed in accordance with this section.

903.2.2 Existing Occupancies. An automatic sprinkler system will be installed in existing occupancies as follows:

1. Throughout all existing buildings and new sections of any existing buildings and structures whenever total additional floor area results in an increase of 1,000 square feet in the floor area; including mezzanines or additional stories, regardless of the type of construction, type of occupancy or area.
2. Upon the occurrence of any of the following conditions:
    2.1. Addition(s) to any building or structure creating a total area exceeding the areas set forth in this code.

2.2. Addition(s) to any building or structure causing a building to become three or more stories in height.

2.3. Alteration(s) or repair(s) to any existing building or structure, exceeding fifty percent (50%) of the value of the building or fifty percent (50%) of the existing floor area within any twelve (12) month period, when the total building area is in excess of the areas set forth in this code.

2..4 Throughout existing and new sections of any building for which there is an occupancy classification change to a more hazardous use, or use increases the fire hazard to the building, structure or life safety of the occupants, as determined by the Fire Code Official.

2.5 When an addition, alternation or repair is equal to 1,000 square feet in fire area or more, or exceeds fifty percent (50%) of the area of the building within any twelve month period, the entire building will be provided with an approved automatic sprinkler system.

2.6 Throughout any existing Group R Division 2 occupancy being subdivided to condominium units.

2.7 Owners of buildings which have received final map approval for condominium conversion from the City Council that are not fire sprinklered throughout, and in which rental units have not been sold as condominium units, will cause such buildings to be provided with a complete automatic fire sprinkler system throughout before sale of the first condominium unit. The system design, installation, and permits will be in accordance with the applicable standards and provision of this code for new buildings.

3. For existing residential occupancies, throughout the buildings or structures when any of the following conditions occur:
   3.1 When there will be more than one residential unit on a lot.
   3.2 When any portion of a building is located more than 150 feet from the fire apparatus access at the street.
   3.3 When the side or rear yard access is hindered by terrain or barrier such as without limitation a building on a steep hillside.
   3.4 When there is inadequate fire flow.

For the purpose of applying this subsection, additions must be cumulative with each application for a building permit within the previous five years.

Subsection 903.2.2 must not apply to attached additions to unsprinklered Group R, Division 3, Group R-3.1 and Group R-4 occupancies.

Amend Section 903.3 to read as follows:

903.3. Installation requirements. Automatic sprinkler systems will be designated and installed in accordance with Sections 903.3.1 through 903.3.7.

Add Section 903.3.1.1.2 to read as follows:

903.3.1.1.2. Detailed requirements. In other than residential buildings that are not over two stories in height, automatic sprinkler systems will be designed and installed in accordance with the NFPA 13, 2013 Edition and the conditions, restrictions and modifications as set forth in the following subsections:

1. In buildings three or more stories in height and with a common stairway, separate control valve(s) capable of independently controlling the fire sprinkler system on each floor and each basement level will be provided and installed in the stairway.
2. A ten percent (10%) safety factor will be provided for all hydraulically calculated sprinkler systems.

Amend Section 903.3.1.2 to read as follows:

903.3.1.2. NFPA 13R sprinkler systems. Where allowed in buildings of Group R, up to and including two stories in height, automatic sprinkler systems will be installed throughout in accordance with NFPA 13R, 2013 Edition.

Amend Section 903.3.1.2.1 to read as follows:

903.3.1.2.1. Balconies and decks. Sprinkler protection will be provided for exterior balconies, decks and ground floor patios of dwelling units where the building is of Type V construction. Sidewall sprinklers that are used to protect such areas will be permitted to be located such that their deflectors are within 1 inch to 6 inches below the structural members and a maximum distance of 14 inches below the deck of the exterior balconies and docks that are constructed of open wood joist construction.

Add new Section 903.3.1.2.2 to read as follows:

903.3.1.2.2. Detailed requirements. In residential buildings that are not over two stories in height, automatic sprinkler systems will be designed and installed in accordance with NFPA 13R, 2013 Edition and the conditions, restrictions and modifications as set forth in the following subsections:

1. A ten percent (10%) safety factor will be provided for all hydraulically calculated sprinkler systems.
2. All fire areas will be sprinklered including attached carports, garages, corridors, penthouse equipment rooms, elevator machine rooms, storage rooms, covered driveways and usable space underneath stairways.
3. Sprinklers can be omitted from attics and crawl spaces, which are not used or intended for living purposes or storage. When a forced-air unit is installed in an attic, one or more intermediate temperature residential or quick response sprinklers, of like orifice size as the dwelling unit, will be installed above the mechanical unit.

Amend Section 903.3.1.3 to read as follows:

903.3.1.3. NFPA 13D sprinkler systems. Where allowed, automatic sprinkler systems will be installed in one- and two-family dwellings will be installed throughout in accordance with NFPA 13D, 2013 Edition.

Add new Section 903.3.1.3.1 to read as follows:

903.3.1.3.1. Detailed requirements. Automatic sprinkler system protection for one and two-family dwellings will be designed and installed in accordance with NFPA 13D, 2013 Edition with the conditions, restrictions and modifications as set forth in the following subsections:

1. A common water supply connection serving one or more dwelling units, 5 gallons per minute, per unit will be added to the sprinkler system demand to determine the size of common piping, the total water supply requirements, and the size of the water meter.
2. Sprinklers connected to a water supply upstream of the domestic shutoff valve must be provided with a main shutoff valve to control both the fire sprinkler and the domestic systems. The fire sprinkler system piping cannot have a separate control valve.
3. Local water flow alarms must be provided on all sprinkler systems. The alarm must be of sufficient intensity to be clearly audible in all rooms over background noise levels with all intervening doors closed. A horn/strobe must be required inside the dwelling unit for the hearing impaired.
4. Sprinklers must be required in all attached garages and detached garages that are 1,000 square feet or more. Sprinklers located in garages must be listed residential sprinklers or quick response sprinklers having the same orifice size as the sprinklers in the dwelling unit.
5. Sprinklers can be omitted from attics and crawl spaces, which are not used or intended for living purposes or storage. When a forced-air unit is installed in an attic, one or more intermediate temperature residential or quick response sprinklers, of like orifice size as the dwelling unit, must be installed above the mechanical unit.
6. A ten percent (10%) safety factor from static pressure must be included in the hydraulic calculations.
7. All overhead piping must be hydrostatically tested for leakage at 150 psi for two hours and inspected before drywall or insulation installation.

Amend Section 903.3.2 to read as follows:

903.3.2. Quick-response and residential sprinklers. Where automatic sprinkler systems are required by the Codes, quick-response and residential automatic sprinklers must be installed in the following areas in accordance with Section 903.3.1 and their listings.

Amend Section 903.3.5 to read as follows:

903.3.5 Water Supplies. Water supplies for automatic sprinkler systems must comply with this section and the standards referenced in section 903.3.1. The

potable water supply must be protected against backflow in accordance with *Health and Safety Code*. Hydraulic calculations will include a ten percent (10%) reduction from the source.

Amend Section 903.3.5.1.2 to read as follows:

903.3.5.1.2 Residential combination services. A single combination water supply must be allowed provided that the domestic demand is added to the sprinkler demand as required by NFPA 13R.

Amend Section 903.3.5.2 to read as follows:

903.3.5.2. Secondary water supply. A secondary on-site water supply equal to the hydraulically calculated sprinkler demand, including the hose stream requirement, must be provided for high-rise buildings in Seismic Design Category C, D, E or F as determined by the California Building Code. The secondary water supply must have a duration of not less than 30 minutes as determined by the occupancy hazard classification in accordance with NFPA 13.
Exception: Existing buildings.

Add a new Section 903.3.9 to read as follows:

903.3.9. Access difficulty. When the fire Code official determines that access for fire apparatus and equipment is unduly difficult to serve any building and structure not otherwise required to be sprinklered, the installation of an automatic fire sprinkler system may be required.

17.02.110 Amendment—Standpipes in residential complexes.

Section 905.3.11 added to read as follows:

905.3.11 Standpipes in residential complexes. All residential complexes which cause unusual fire fighting problems due to size, configuration, location, and/or lack of access must be equipped at the discretion of the fire Code official with one or more 2 1/2-inch-valved standpipe(s).

17.02.120 Amendment—Multiple fire alarm and detection systems.

Section 907.1.6 added to read as follows:

907.1.6 Multiple Fire Alarm Systems. Multiple fire alarm systems within single protected premises are not permitted, unless specifically authorized by the fire Code official.

17.02.130 Amendment—Fire alarm systems in new buildings and structures.

Section 907.2 amended to read as follows:

907.2 Where required -- new buildings and structures. An approved manual, automatic, or manual and automatic fire alarm system installed in accordance with the provisions of this Code and NFPA 72 will be provided in new buildings and structures in accordance with Section 907.2.1 through 907.2.23 and provide occupant notification in accordance with Section 907.10, unless other requirements are provided by another section of this Code. Where automatic sprinkler protection installed in accordance with Section 903.3.1.1 or 903.3.1.2 is provided and connected to the building fire alarm system, automatic heat detection required by this section will not be required. The automatic fire detectors will be smoke detectors unless otherwise permitted by the fire Code official. Where ambient conditions prohibit installation of automatic smoke detection, other automatic fire detection will be allowed.

17.02.140 Amendment — Emergency Responder Radio Coverage

Section 1103.2 amended to read as follows:

1103.2 Emergency responder radio coverage in existing buildings. Existing buildings that do not 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, must be equipped with such coverage according to one of the following:

1. Whenever an existing wired communication system cannot be repaired or is being replaced, or where not approved in accordance with Section 5101, Exception 1.
2. Whenever total additions result in an increase of more than 6,000 square feet in the total floor area, including mezzanines or additional stories, regardless of ownership. Additions must be cumulative with each application for a building permit from January 1, 2011.
3. Whenever the value of alternations requiring permits exceed $500,000 in valuation. Alterations values must be cumulative with each application for a building permit from January 1, 2011.

17.02.150 Amendment—Explosive materials.

Sections 3301.1 and 3301.2 added to read as follows:

3301.1 The manufacture, possession, storage, sale, transportation and use of explosive materials will be prohibited, unless it is authorized by the State Fire Marshal. This will not apply to hand loading of small arms ammunition for personal use when not for resale.

3301.2 No explosive materials must be bolts, explosive rivets or cartridges for explosive-actuated power task in quantities involving less than 500 pounds.

17.02.160 Amendment—Fireworks display.

Section 3308 amended by adding the following:

3308.1.2 Permits. It is unlawful for any person to present or conduct any public display of fireworks within the City of Monterey Park without first having obtained a permit there from the Fire Chief or their representative.

3308.1.3 Detailed Requirements. The public display of fireworks within the City of Monterey Park must be in accord with Section 3308.1 of this Code and all of the following:

1. The Fire Chief is authorized to grant permits for supervised public displays of fireworks to be conducted by the city or by other organizations. Every such display must be personally supervised by a competent, licensed pyrotechnic operator approved by the Fire Chief. Each such display must be held at an approved location and must be so discharged or fired as, in the opinion of the Fire Chief after proper investigation, not to be hazardous to property or to endanger any person.
2. Applications for permit must be made in writing at least ten days in advance of the date of the display. After such permit will have been granted, the sale, possession, use, and/or distribution of fireworks for such display will be lawful for the permitted activity and time frame only. No permit granted under this code will be transferable.
3. The permittee must furnish a bond or certificate of insurance in an amount deemed adequate by the Fire Chief for the payment of all damages which may be caused either to a person or persons or to property by reason of the permitted display and arising from any acts of the permittee, agents, employees, or subcontractors.
4. When required by the Chief, the pyrotechnic operator will employ and provide additional personnel whose sole duty will be the enforcement of crowd control around the display area. Unauthorized persons will not be allowed to enter the discharge site until the site has been inspected and cleared after conclusion of the display by the pyrotechnic operator.
5. The Fire Chief is authorized to require rope barriers, fences, signs or other devices to be installed around the display area to aid in crowd control.
6. The Fire Chief is authorized to adopt such additional rules and regulations not inconsistent herewith as are reasonably required to prevent injury to persons and/or property, including without limitation the requirement for standby fire personnel or apparatus at the firing site.
7. If the Fire Chief or appointed designee determines that there is a lack of crowd control or that the crowd is in danger, the display will be immediately discontinued. If at any time high winds or wet weather creates a danger, the display will be postponed until weather conditions are acceptable to the Chief.
8. The entire firing site must be inspected immediately following a display and before allowing public access for the purpose of locating unexploded aerial shells and/or hazardous debris. Unexploded shells will not be handled within 15 minutes after

the time of their firing. Such shells must then be doused thoroughly with water, allowed to stand for at least 5 minutes, and then be submersed in a full bucket of water.

17.02.170 Amendment—Fireworks manufacturing.

Section 3309 added to read as follows:

SECTION 3309
FIREWORKS MANUFACTURING

3309.1 It is unlawful to manufacture fireworks within the City of Monterey Park.

3309.2 The Chief is authorized to seize, take, remove or cause to be removed, at the expense of the owner, all stocks of fireworks or explosives offered or exposed for sale, or stored or held in violation of this section.

17.02.180 Amendment—Sale of fireworks.

Section 3310 added to read as follows:

SECTION 3310
SALE OF FIREWORKS

3310.1 Sales of Fireworks. The sale of "Safe and Sane" fireworks within the City of Monterey Park city limits will be in accordance with Section 3301 of the Code and all of the following:

3310.1.1 It is unlawful for any person to sell, or to cause or permit to be sold, within the city, any fireworks at retail without first securing a permit to do so from the Fire Chief. A separate permit must be obtained for each separate or distinct place of business or stand. Any person having a permit, who fails to comply with the conditions of the permit as provided for by this section, will be deemed to be operating without a permit. Application must be made no earlier than April 1 and no later than May 15 of each calendar year.

3310.1.2 The maximum number of permits, which may be issued will be (25) during any one calendar year.
If the number of applications exceed the number of permits to be issued, the permittees, who did not violate any requirements of this chapter during the preceding year, will have first priority for the available permits until April 15, provided each permittee represents the same participating organization which operated under the permit during the preceding year.
If there are any additional permits available, such additional permits will be granted by a drawing supervised by the license officer, or other municipal officer designated by the City Council.

1. The following qualifications must be met by each application for a permit:
   a. No permit will be issued to any person, firm, or corporation, except any veterans organization or any auxiliary of such organization chartered by the Congress of the United States, maintaining a charter and meeting place in the City whose membership is composed of members now and/or heretofore serving in the armed forces of the United States; or, any nonprofit associations or corporations organized primarily for civic betterment or youth activities, charitable, or religious purposes.
   b. Each such organization must have its principal and permanent meeting place within the city limits of Monterey Park, and must have been organized and established within the city limits of Monterey Park, and must have been organized and established within such city limits for a minimum of one year continuously preceding the filing of an application for a permit.
   c. No organization may receive more than one permit for fireworks sales during any one calendar year.
   d. No stand will be within 500 feet of another stand.
2. Each applicant for a permit must take out and maintain in force, while any such fireworks stand is open, public liability insurance in an amount of not less than $1,000,000 for injury to one person, and not less than $1,000,000 for any one occurrence, and one million dollars ($1,000,000) for damage to property. The City of Monterey Park must be named as "additional insured" on all policies required hereunder. Before the issuance of a permit hereunder, each applicant must furnish evidence satisfactory in form and substance to the city that such insurance is in force, and adequate legal assurance that the carrier will give the city at least thirty days prior written notice of the cancellation of the policy, during the effective period of the permit.
3. Applicants for a permit hereunder must pay a permit fee in accordance with the City of Monterey Park Master Schedule of Fees and Charges for each fireworks stand.
4. It will be unlawful for any person to sell at retail "dangerous fireworks," as defined in the California State Fireworks Law.
5. No "safe and sane" fireworks, as defined in the California State Fireworks Law, will be sold or offered for sale at retail within the city, except from 12:00 noon on June 28 to 12:00 11:00 p.m. on July 4 of each year.
6. No "safe and sane" fireworks will be sold or offered for sale at retail unless the fuses or other igniting devices are protected by approved protective caps, or each item or group of items is enclosed or sealed in a package bearing the California State Fire Marshal's Seal of Registration, upon which the wholesaler's license number appears.
7. The Fire Chief is authorized to promulgate reasonable additional rules and regulations for the operation of fireworks stands, in order to eliminate or reduce to a minimum the risk of fire or injury to persons or damage to property. A copy of any such rules and regulations must be posted in a prominent place in each fireworks stand. Failure to comply with said rules and regulations will be grounds for the immediate revocation of any permit granted under this section.

17.02.190 Amendment—Locations where aboveground tanks are prohibited.

Section 3404.2.9.6.1 added to read as follows:

3404.2.9.6.1 The storage of Class I and II liquids in above ground tanks outside of buildings is prohibited within the limits established by law as the limits of districts in which such storage is prohibited.

1. Class I and II liquids must be stored in above ground tanks outside of buildings only at locations in the city zoned or used for Manufacturing purposes, as designated in the Monterey Park Municipal Code and the zoning map of the City of Monterey Park.
   Exception: Above ground storage tanks dispensing Class I and II liquids will not be allowed in motor fuel service stations.
2. The storage of Class I and II liquids in above ground tanks may be permitted in other zones if the Fire Chief finds that such use in a particular installation will not create an unreasonable risk of injury to person or property after consideration of special factors; such as, topographical conditions, nature of occupancy and proximity to buildings or adjoining property, and height and character of construction of such buildings, capacity and construction of proposed tanks and character of liquids to be stored, degree of private fire protection to be provided, and facilities of the Fire Department available to cope with flammable or combustible liquid fires.

17.02.200 Amendment—Liquefied petroleum gases—Location of containers.

Section 3804.1 added to read as follows:

3804.1 Liquefied petroleum gas may be stored only at locations zoned or used for Manufacturing Development purposes, as designated in the Monterey Park Municipal Code and the zoning map of the City of Monterey Park.

Such storage, however, may be permitted in other zones if the fire code official finds that such use in a particular installation will not create an unreasonable risk of injury to person or property, after consideration of the special features; such as, topographical conditions, nature of occupancy and proximity to building or adjoining property and height and character of construction of such buildings, capacity and construction of proposed tanks, and character of liquids to be stored, degree of private fire protection to be provided, and facilities of the Fire Department to cope with flammable or combustible liquid fires.

17.02.210 Amendment—Appendix Chapter B—Fire-flow requirements for buildings.

Section B105.2, Exception 1 of Appendix Chapter B amended to read as follows:

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

1. A reduction in required fire-flow of up to 50 percent, as approved, is allowed when the building is provided with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2. The resulting fire-flow will not be less than 1,500 gallons per hour (56,578 L/min) for the prescribed duration as specified in Table B105.1

17.02.220 Amendment—Appendix Chapter D—Dead ends.

Section D104.4 of Appendix Chapter D amended to read as follows:

D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet must be provided with width and turnaround provisions to the minimum standards adopted by the jurisdiction.

17.02.230 Amendment — Appendix Chapter K Haunted Houses

Section K101.2 of Appendix Chapter K amended to read as follows:

K101.2 Permits. An operational permit must be required for haunted houses, ghost walks, or similar amusement uses in accordance with Appendix K101.2.

EXCEPTION: Haunted houses, ghost walks, or similar amusement uses in Group R-3 occupancies."

SECTION 14: Chapters 16.02, 16.03, 16.04, 16.11, 16.15, 16.16, 16.17, and 16.22 are repealed.

SECTION 15: ***Construction***. This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 16: ***Enforceability***. Repeal of any provision of the Monterey Park Municipal Code does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 17: ***Validity of Previous Code Sections***. If this entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the MPMC or other city ordinance by this Ordinance will be rendered void and cause such previous MPMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 18: ***Severability***. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the city council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 19: ***Publication***. The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Monterey Park's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 20: ***Effective Date***. This Ordinance will become effective on the thirty-first (31st) day following its passage and adoption.

SECTION 21: ***Filing with Building Standards Commission***. The City Clerk must file a certified copy of this Ordinance with the California Building Standards Commission.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Monterey Park, held on the 19th day of February, 2014.

Anthony Wong, Mayor

ATTEST:

Vincent D. Chang, City Clerk

APPROVED AS TO FORM:
MARK D. HENSLEY, City Attorney

By: _____
Karl H. Berger, Assistant City Attorney

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CALIFORNIA BUILDING STANDARDS COMMISSION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF MONTEREY PARK)

I, Vincent D. Chang, City Clerk of the City of Monterey Park, California, do hereby certify that the foregoing Ordinance No. 2103 was introduced, and placed upon its first reading at a regular meeting of the City Council of the City of Monterey Park, held on the 15th day of January, 2014. That thereafter on the 19th day of February, 2014, said Ordinance was duly passed, approved and adopted by the following vote:

Ayes:	Council Members:	Real Sebastian, Ing, Chan, Liang, Wong
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None

Dated this 19th day of February, 2014.

Vincent D. Chang, City Clerk
City of Monterey Park, California

EXHIBIT A

Local Amendments
To The
2013 California Codes

The City Council finds as follows:

SECTION 1: Pursuant to the requirements of Health and Safety Code § 17958.7, the City Council finds that there are local climatic, geographic, and topographic conditions justifying the various local amendments to the California Building Standards Code as set forth herein.

SECTION 2: Specifically, the City Council finds:

A. Climatic Conditions

1. Hot, dry Santa Ana winds are common to all areas within the City of Monterey Park. These winds, which can cause small fires which 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 occupancy occupants during fire occurrences.

2. Los Angeles County and the City of Monterey Park 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. Geological Conditions

1. The City of Monterey Park and the greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes including, without limitation, the 1994 Northridge Earthquake. The proposed modifications emphasize that the design concern is for seismic-force-resisting elements and therefore need to be incorporated into the code to ensure that new buildings

and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the CBSC. Experts predict a major earthquake in the Southern California area within the next 50 years. This situation creates the need for both additional fire protection measures and automatic on-site fire protection of building occupants since a multitude of fires may result from breakage of gas and electric lines as a result of an earthquake.

2. 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. 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 Department on of the Newport-Inglewood Fault Zone, 1988, State Conservation," "unfortunately meeting the minimum earthquake standards of building codes barely places a building on the verge of being legally unsafe."

3. Traffic and circulation congestion presently existing in the City of Monterey Park often challenges fire department response times. 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.

4. 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 onsite fire protection systems to protect occupants and property until

firefighting apparatus and personnel arrive on the scene.

5. The City of Monterey Park 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, ASCE-7, Section 6, Figure 6 - 2 Height Adjustment Table identifies a significant increase in the amount of wind force at 60 feet above the ground. Use of aerial type firefighting apparatus above this height would place rescue personnel at increased risk of injury.

6. The City of Monterey Park is located in the middle of a 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.

7. 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.

C. Topographic Conditions

1. The City of Monterey Park is in an area with a high percentage of structures on hillsides. Access for fire or rescue response and staging for firefighting are made difficult due to the terrain.

SECTION 3: Because of the local climatic, geologic and topographic conditions, the following local amendments are needed:

2013 California Building Code		
Code Section	**Topic**	**Finding**
Chapter 1	Administrative Provisions	Administrative
312.1	Swimming Pool Occupancy Classification	A-3
504.2, 506.3 and 506.4.1	Heights and Area	B-1, B-2, B-3, C-1
705.2.3	Combustible Eave Projections	A-1, A-2, B-4, C-1
717.3.2	Draftstopping	A-1, A-2, B-4, C-1
717.3.3	Draftstopping	A-1, A-2, B-4, C-1
717.4.3	Draftstopping	A-1, A-2, B-4, C-1
901.1.1	Automatic Fire Sprinklers	Administrative
901.4.5	Automatic Fire Sprinklers	Administrative
903	Automatic Fire Sprinklers	Administrative
905.3.11	Standpipes	Administrative
907.1.6	Fire Alarms	Administrative
907.2	Fire Alarms	Administrative
Table 1505.1	Roof Covering	A-1, A-2, B-4, C-1
1505.1.3	Roof Covering	A-1, A-2, B-4, C-1
1705.3	Seismic Resistance Inspection	B-1
1710.1	Structural Observations General	B-1
1710.2	Structural Observations Seismic	B-1
1807.1.6	Prescriptive Design of Foundation Walls	B-1
1809.7 & Table 1809.7	Prescriptive Footings	B-1
1908.1.8	Minimum Reinforcement	B-1
1909.4	Structural Plain Concrete Design	B-1
3109.1	Public bodies of water exemption	Administrative
3109.4.1.10	Prohibited activity adjacent to pools	Administrative
3109.4.4.1	Private pool definition	Administrative
3901.4.4.2	Pool safety feature required	Administrative
3109.6	Pool lighting restriction	Administrative
Appendix I	Patio cover enclosure restriction	Administrative

2013 California Residential Code		
Code Section	**Topic**	**Finding**
Table 301.2(1)	Design Criteria	Administrative
R302.1	Combustible Eave Projections	A-1, A-2, B-4, C-1
R309.6	Fire Sprinklers	A-1, A-2, B-4, C-1
R313.1	Fire Sprinklers	A-1, A-2, B-4, C-1
R313.2	Fire Sprinklers	A-1, A-2, B-4, C-1
R313.3.6.2.2	Calculation Procedure	A-1, A-2, B-4, C-1
R319	Site Address	A-1, A-2, B-4, C-1
R403.1	General Footings	B-1

R405.1	Foundation Drainage	B-1
Table R602.10.3(3)	Bracing Requirement	B-1
R902.1	Roof Covering	A-1, A-2, B-4, C-1
R902.1.3	Roof Covering	A-1, A-2, B-4, C-1
R902.2	Roof Covering	A-1, A-2, B-4, C-1

2013 California Green Building Standards Code		
Code Section	**Topic**	**Finding**
202	Low-Rise Residential Building Definition	Administrative
202	Sustainability Definition	Administrative
4.304.1	Irrigation Controller	Administrative
A4.103	Site Selection	Administrative
A4.105	Deconstruction and Reuse of Existing Materials	Administrative
A4.106	Site Selection	Administrative
A4.201	General	Administrative
A4.206	Air Sealing Package	Administrative
A4.207	Residential HVAC	Administrative
A4.211	Renewable Energy Alternative	Administrative
A4.304	Deleted	Administrative
A4.305	Deleted	Administrative
A 4.403.1	Deleted	Administrative
A4.404	Deleted	Administrative
A4.405	Deleted	Administrative
A4.407	Deleted	Administrative
A4.408.1	Construction Waste Reduction	Administrative
A4.5	Deleted	Administrative
A5.103	Site Selection	Administrative
A5.104	Deleted	Administrative
A5.106.4	General	Administrative
A5.106.5.1	Fuel Efficient Vehicles	Administrative
A5.106.6	Deleted	Administrative
A5.106.6.1	Deleted	Administrative
A5.106.9	Building Orientation	Administrative
A5.201.1	Energy Efficiency Scope	Administrative
A5.204.1	Energy Star Equipment	Administrative
A5.204.2 through A5.204.5	Deleted	Administrative
A5.204.6	General	Administrative
A5.212	Deleted	Administrative
A5.213	Deleted	Administrative
A5.303.2.3.1	Building Orientation	Administrative
A5.304	Deleted	Administrative
A5.404	Deleted	Administrative
A5.405	Deleted	Administrative

A5.406	Deleted	Administrative
A5.407	Deleted	Administrative
A5.408.3.1	Compliance Verification	Administrative
A5.409	Deleted	Administrative
A5.410	Deleted	Administrative
A5.5	Deleted	Administrative

2013 California Fire Code		
Code Section	**Topic**	**Finding**
1.11.2.5	Appeals	Administrative
102.5	Application of Residential Code	Administrative
103.5	Police Powers	Administrative
108	Deleted	Administrative
202	Definitions	Administrative
304.1.2	Vegetation	A-1, A-2, B-4, C-1
307.1	Open Burning	A-1, A-2, B-4, C-1
901.1	Owners Responsibility	Administrative
903	Fire Sprinklers	A-1, A-2, B-4, C-1
905.3.11	Standpipes in Residential Complexes	A-1, A-2, B-4, C-1
907.1.6	Multiple Fire Alarm and Detections Systems	A-1, A-2, B-4, C-1
907.2	Fire Alarms Systems	A-1, A-2, B-4, C-1
1103.2	Emergency Radios	A-1, A-2, B-4, C-1
3301.1 and 3301.2	Explosive Materials	A-1, A-2, B-4, C-1
3308	Fireworks Displays	A-1, A-2, B-4, C-1
3309	Fireworks Manufacturing	A-1, A-2, B-4, C-1
3310	Fireworks Sales	A-1, A-2, B-4, C-1
3404.2.9.6.1	Above Ground Tanks	A-1, A-2, B-4, C-1
3804.1	Liquefied Petroleum Gases	A-1, A-2, B-4, C-1
B105.2	Fire Flow	A-1, A-2, B-4, C-1
D104.4	Dead Ends	A-1, A-2, B-4, C-1
K101.2	Haunted Houses	A-1, A-2, B-4, C-1