

BUILDING STANDARDS COMMISSION

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January 8, 2014

Rick A. Brown, Chief Building Official
Development Services Dept./Building Division
City of Oceanside
300 N. Coast Highway
Oceanside, CA 92054

RE: Ordinance #752-1

Dear Mr. Brown:

This letter is to advise you of our determination regarding the referenced ordinance with express findings received from your agency on December 10, 2013.

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

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

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

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

Sincerely,

A handwritten signature in blue ink that reads "Enrique M. Rodriguez".

Enrique M. Rodriguez
Associate Construction Analyst

cc: Chron
Local Filings

ORDINANCE NO. 13-OR0752-1

AN ORDINANCE OF THE CITY OF OCEANSIDE AMENDING CHAPTER 6 AND CHAPTER 11 OF THE OCEANSIDE CITY CODE BY THE ADOPTION OF THE 2013 EDITIONS OF THE CALIFORNIA ADMINISTRATIVE, BUILDING, FIRE, PLUMBING, MECHANICAL, ELECTRICAL, ENERGY, RESIDENTIAL, HISTORICAL, AND GREEN BUILDING CODES

WHEREAS, the California Building Standards Codes are published every three years by the Building Standards Commission; and

WHEREAS, the California Building Standards Commission has published the 2013 California Building Standards Codes by amending Title 24 of the California Code of Regulations, effective January 1, 2014; and

WHEREAS, the California Building Standards Codes may be adopted by cities by incorporation by reference; and

WHEREAS, cities may establish more restrictive building standards than those set forth in the California Building Standards Codes, if certain findings are made pertaining to local climatic, geologic or topographic conditions; and

WHEREAS, the City Council of the City of Oceanside has adopted a resolution of local findings supporting modifications to the technical provisions of the California Building Code, 2013 edition; California Fire Code, 2013 edition; California Electrical Code, 2013 edition and the California Residential Code, 2013 edition.

NOW THEREFORE, the City Council of the City of Oceanside DOES ORDAIN as follows:

SECTION 1. Articles I, II, III, IV, VI, XII, and XIII of Chapter 6 of the Oceanside City Code are hereby amended by the amendment of Sections 6.1, 6.2, 6.3, 6.6, 6.7, 6.8, 6.10, 6.12, 6.14, 6.15, and 6.16 to read as follows:

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1 1. When located in rear yards of property zoned for single-family
2 dwellings and for property zoned for agriculture use, one-story detached
3 accessory structures used as tool and storage sheds, playhouses, and similar uses,
4 provided the floor area does not exceed 120 square feet. Limited to one accessory
5 structure per single-family dwelling. The maximum height for any portion of the
6 structure is 10 feet above ground level for flat lots or 10 feet above grade plane
7 for sloping lots.

8 2. Fences not over 6 feet high do not require a building permit but
9 must conform to City of Oceanside zoning regulations for maximum allowed
10 height and location.

11 14. A skylight or other similar roof penetration, which does not require
12 cutting of structural members other than roof sheathing, provided that the skylight
13 is located in relation to property lines and fire walls. Any electrical work
14 associated with such installations, is not exempt from a permit.

15 15. Seasonal plastic/hoop agricultural crop cover structures that do not
16 exceed six (6) feet in height regardless of area, provided that the structures are
17 located in accord with required zoning setbacks from property lines.

18 16. Minor roof repairs that do not exceed 200 square feet of roof area.

19 (c) **SECTION 105 – PERMITS** is modified by deleting subsections 105.3.2 and 105.5
20 and adding a new subsections 105.3.2 and 105.5 as follows:

21 105.3.2 *Plan Approval Expiration.* An application for a permit shall expire one
22 (1) year after the date of approval for issuance of a permit. The Chief Building Official
23 is authorized to grant, in writing, one or more extensions of time for additional periods
24 not exceeding 90 days each. Such extensions shall be requested in writing and
25 demonstrate justifiable cause for such extension.

26 105.5 *Permit Expiration.* Every permit issued by the Chief Building Official
27 under provisions of this article and of the technical codes shall expire by limitation and
28 become null and void if the work authorized by such permit is not completed within

1 three (3) years from date of permit issuance. The Chief Building Official is authorized to
2 grant, in writing, one or more extensions of time, for periods not more than 180 days
3 each. All extension requests must be in writing and demonstrate justifiable cause for the
4 time extension.

5 (d) *SECTION 109 - FEES* is modified by deleting subsections 109.2, 109.2.1, 109.4
6 and 109.5 and adding subsections 109.2, 109.2.1, 109.4 and 109.5 as follows:

7 *109.2 Schedule of permit fees.* For buildings, structures, electrical, gas,
8 mechanical, plumbing systems or alterations and miscellaneous activities regulated by
9 the adopted technical codes requiring a permit, a fee for each permit shall be paid as
10 required as set forth in fee schedules adopted by resolution of the Oceanside City
11 Council. For items for which there is no specific fee established, the Chief Building
12 Official shall determine the appropriate fee based upon consideration of the items listed
13 in the fee schedule that most resemble the work proposed and the expected staff time
14 involved to perform the required inspections.

15 *109.2.1 Plan review fees.* When submittal documents are required by section 107
16 of the Administrative Code, a plan review fee shall be paid at the time of filing the
17 submittal documents for plan review. The plan review fee shall be as set forth in fee
18 schedules adopted by resolution of the Oceanside City Council. Plan review fees are
19 separate fees from the permit fees identified in section 109.2. When submittal
20 documents are incomplete or changed so as to require additional plan reviews or when
21 the project involves deferred submittal items as defined in section 107.3.4.2, an
22 additional plan review fee shall be charged at the rate established in the adopted fee
23 schedule. For items submitted for which there is no specific fee established, the Chief
24 Building Official shall determine the appropriate fee based upon consideration of the
25 items listed in the fee schedule that most resemble the submittal and the expected staff
26 time involved to review and process the review.

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1 *109.4 Work commencing before permit issuance.* Any person who commences
2 any work on a building, structure, electrical, gas, mechanical or plumbing system before
3 obtaining the necessary permits shall be subject to an investigation fee in addition to the
4 permit fee. The amount of the investigation fee shall be established by the Chief
5 Building Official and shall not exceed two (2) times the permit fee established by
6 resolution of the Oceanside City Council. The payment of such investigative fee shall not
7 exempt an applicant from compliance with all other provisions of either this code, the
8 technical codes nor from any penalty prescribed by law.

9 *109.5 Related fees.* Fees and surcharges for miscellaneous services provided by
10 the Building Division shall be as set forth in the fee schedule established by resolution of
11 the Oceanside City Council and by various requirements of California State law.

12 (e) *SECTION 113-BOARD OF APPEALS* is modified by deleting subsections 113.1
13 and 113.3, and adding subsection 113.1 as follows:

14 *113.1 General.* In order to hear and decide appeals of orders, decisions, or
15 determinations made by the Chief Building Official relative to the application and
16 interpretation of the technical codes, the City Council of the City of Oceanside is hereby
17 designated as the board of appeals. The Chief Building Official shall be an ex officio
18 member and shall act as secretary to said board but shall have no vote upon any matter
19 before the board. The board shall render all decisions and findings in writing to the
20 appellant with a duplicate copy to the Development Services Director.

21
22 **Sec. 6.3. Technical Codes.**

23 The California Building Code, 2013 Edition, Title 24 Part 2; California Fire Code, 2013
24 Edition, Title 24 Part 9; California Residential Code, 2013 Edition, Title 24 Part 2.5; California
25 Plumbing Code, 2013 Edition, Title 24 Part 5; California Mechanical Code, 2013 Edition, Title
26 24 Part 4; California Electrical Code, 2013 Edition, Title 24 Part 3; California Energy Code,
27 2013 Edition, Title 24 Part 6; California Green Building Standards Code, 2013 Edition, Title 24
28 Part 11; Uniform Housing Code, 1997 Edition; Uniform Code for the Abatement of Dangerous

1 Buildings, 1997 Edition; and the Uniform Code for Building Conservation, 1997 Edition, as
2 adopted by reference by this chapter, are hereby designated as the technical codes.

4 ARTICLE II. BUILDING CODE

5 Sec. 6.6. Adoption by Reference.

6 (a) The Building Code hereinafter referred to is the 2013 California Building Code
7 including appendix G, flood resistant construction, published by order of the California
8 legislature. One (1) copy of the Building Code shall be kept on file in the office of the City Clerk.

9 (b) All the provisions of said Building Code including such provisions as are
10 hereinafter added, deleted or amended, are hereby adopted by reference and shall constitute the
11 Building Code of the City of Oceanside, establishing rules and regulations covering the subjects
12 and matters therein referred to.

14 Sec. 6.7. Modifications to the Building Code.

15 The 2013 California Building Code is hereby modified in the following respects:

16 (a) *Chapter 2, Section 202, Definitions* is hereby amended by the addition of the
17 following definition:

18 *Mid-Rise Structure.* Any new building having a floor level, measured to the
19 finished floor, at or above four stories above fire department access, while being 75 feet,
20 or less, in height.

21 (b) *Chapter 4 Special Detailed Requirements Based on Use and Occupancy. Chapter*
22 *4, Sections 450-450.4.2* are hereby added to read as follows:

23 *Section 450 Mid-Rise Structures.*

24 *Section 450.1 Applicability.* The provisions of Sections 450-450.4.2 shall apply to
25 all mid-rise structures that are newly constructed and to any existing mid-rise structures
26 that undergo substantial renovation requiring vacating the structure.

27 Exception: Vehicle parking garages, towers, steeples and other similar occupancies that
28 are not used for continuous human occupancy.

1 *Section 450.2 Automatic Sprinkler System.* Mid-Rise Structures shall be provided
2 with an automatic fire sprinkler system that is designed and installed in conformance
3 with the adopted edition of NFPA 13 and in accordance with the following:

4 1) Shutoff valves and a water-flow alarm device shall be provided for
5 each floor. Each shutoff valve and flow device shall be electronically supervised.

6 2) A Class 1 standpipe system must be provided. This Class 1
7 standpipe system shall be interconnected with the fire sprinkler system. The
8 standpipe system shall have two and one half inch (2 ½") hose valves located at
9 every floor level in every stair enclosure. Two (2) hose outlets shall be located on
10 the roof outside of any stair enclosure that penetrates the roof. The standpipe
11 system shall be designed, installed and tested in accordance with the adopted
12 edition of NFPA 14.

13 *Section 450.3 Smoke Detection.* A smoke detection system shall be provided.
14 Smoke detectors shall be connected to the automatic fire alarm system required in
15 section 450.4. The smoke detection system shall be designed and installed per the
16 adopted edition of NFPA 72. The actuation of any smoke detector shall initiate
17 operation of the emergency voice alarm signaling system and shall initiate shutdown of
18 air handling systems. Smoke detectors shall be located as required in Chapter 9 of the
19 California Building Code and as follows:

20 1) In each mechanical, electrical, telephone, or similar room.

21 2) In each elevator machine room and in elevator lobbies.

22 3) In the main return air and exhaust air plenums of each air-
23 conditioning system having a capacity greater than 2,000 cubic feet per minute.
24 Such devices shall be located in a serviceable area downstream of the last duct inlet.

25 4) At each connection to a vertical duct or riser serving two or more
26 stories from a return air duct or plenum of an air-conditioning system. In Group
27 R-1 and R-2 occupancies, a smoke detector is allowed to be used in each return
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1 air riser carrying not more than 5,000 cubic feet per minute and serving not more
2 than 10 air-inlet openings.

3 5) In all interior corridors that provide means of egress.

4 *Section 450.4 Fire Alarm System.* An approved and listed, automatic and manual,
5 fully addressable and electronically supervised fire alarm system shall be provided in
6 conformance with the adopted edition of the California Building and Fire Codes.

7 *Section 450.4.1 Emergency Voice/Alarm Communication System.* Emergency
8 voice/alarm communication systems required shall be designed and installed in
9 accordance with NFPA 72 and in conformance with requirements contained in California
10 Building code section 907.5.2.2. and 11B-215.

11 *Section 450.4.2 Locking of stairway doors.* All stairway doors that are locked to
12 prohibit access from the interior of the stairway must have the capability of being
13 unlocked simultaneously, without unlatching, upon a signal from the main fire panel
14 area. Upon failure of normal electrical service, or activation of any fire alarm, the
15 locking mechanism must automatically retract to the unlocked position.

16 (c) Chapter 9 Fire Protection Systems is hereby amended by adding to (A), deleting
17 from (D) or revising (R), the Building Code portion of the California Building Standards Code
18 to read as follows:

19 (A) Section 903.1.2 Access. Automatic fire sprinkler systems meeting
20 National Fire Protection Association (NFPA) Standard 13 shall not be obstructed in any
21 manner. If a system riser is to be concealed by means of a wall, soffit, column, or other
22 building construction: (1) there must be eighteen-inch (18") clearance to each side and to
23 the front of the system riser; (2) access shall be provided by means of a door with
24 minimum dimensions of thirty (30) inches wide by eighty (80) inches high; (3) the
25 system riser shall be provided with a means of access to the room directly from the
26 exterior of the building; and (4) durable signage shall be provided on the exterior side of
27 the access door to identify the fire sprinkler riser and alarm room. Fire alarm control
28

1 panels shall be located in the same room, and share the same access, as the fire sprinkler
2 riser room or as required by the Fire Code Official.

3 (A) Section 903.1.3 Smoke Control Systems. Mechanical smoke control
4 systems, such as those in high-rise buildings, buildings containing atria, covered mall
5 buildings and mechanical ventilation systems utilized in smoke-proof enclosures and for
6 smoke removal systems utilized in high-piled combustible storage occupancies, shall be
7 maintained in an operable condition at all times. Unless otherwise required by the Fire
8 Code Official, quarterly tests of such systems shall be conducted by approved persons.
9 A written record and current approved plans shall be maintained and shall be made
10 available to the inspection authority.

11 (A) Section 912.2.3 Fire Department Connections. Fire Department
12 connections (FDCs) shall be located within forty (40) feet of a fire hydrant, and no closer
13 than forty (40) feet from the buildings they supply or other locations as approved by the
14 Fire Code Official. The FDC or FDCs shall also be located on the same side of the
15 access road or driveway as the building it serves and marked with the address and/or area
16 supplied by the FDC.

17 (A) Section 903.4.2.1 Alarm Locations. Duct or area detectors used for plenum
18 detection, when located in areas which are not readily visible, shall have a remote visual
19 indicator installed in the ceiling visible from the floor area and adjacent to the detector.
20 Detectors which are not readily accessible from the floor shall have a remote test switch.
21 Locations for both remote visual indicators and remote test switches shall be approved
22 by the Fire Department. Activation of a duct detector shall enunciate a supervisory signal
23 only to the building's fire alarm system.

24 (A) Section 903.4.2.2 Duct Detectors. Duct detectors shall be shown on fire
25 alarm plans, and devices shall be tested by the Fire Department.

26 (A) Section 903.4.2.4 Signage. Any company providing monitoring for any
27 electronic monitoring system, fire suppression, or detection system shall post an
28 approved visible sign at all control valves, control panels and monitoring panels. The

1 sign shall state the name of the monitoring company, the 24-hour phone number of the
2 central station, and instructions to call the central station before doing any work or
3 testing on any system being monitored.

4 (A) Section 903.4.2.5 Exterior Audible Devices in New R-3 Occupancies. One
5 approved audible device, located on the street address side of the building in an approved
6 location, shall be connected to each new R-3 Occupancy automatic sprinkler system.

7 (d) Section 1505.1 General, is revised as follows: Roof assemblies shall be divided into
8 the classes defined below. Class A and B assemblies shall be tested in accordance with ASTM E
9 108 or UL 790. In addition, fire-retardant-treated wood roof coverings shall be tested in
10 accordance with ASTM D 2898. The minimum class of roof coverings installed on buildings is
11 Class B and shall comply with Table 1505.1 based upon the type of construction of the building.

12 Exception: Skylights and sloped glazing that comply with Chapter 24 or Section 2610.

13
14 (e) Table 1505.1 is revised as follows:

15 TABLE 1505.1
16 MINIMUM ROOF COVERINGS CLASSIFICATION FOR TYPES OF
17 CONSTRUCTION

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

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19
20
21 (f) Section 1505.1.2 Roof Coverings within the Wildland Urban Interface Fire Area
22 is revised as follows. The entire roof covering of every existing structure where more than fifty
23 percent (50 %) of the total roof area is replaced within any one (1) year period , the entire roof
24 covering of every new structure, and any roof covering applied in the alteration, repair or
25 replacement of the roof of every existing structure , shall be a Class A roof covering. The
26 Wildland Urban Interface Zone shall be as established and mapped by the Oceanside Fire
27 Department.

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1 (g) *Section 1505.1.3* Roof coverings within all other areas is revised as follows. The
2 entire roof covering of every existing structure where more than fifty percent (50 %) of the total
3 roof area is replaced within any one (1) year period, the entire roof covering of every new
4 structure, and any roof covering applied in the alteration, repair or replacement of the roof of
5 every structure, shall be a fire-retardant roof covering that is at least Class B.

6 (h) *Section 1505.5* Non-classified roofing is deleted in its entirety.
7

8 **ARTICLE III. PLUMBING CODE**

9 **Sec. 6.8. Adoption by reference.**

10 (a) The Plumbing Code hereinafter referred to is the 2013 California Plumbing Code
11 including the appendices, published by order of the California legislature. One (1) copy of the
12 Plumbing Code shall be kept on file in the office of the City Clerk.

13 (b) All the provisions of said Plumbing Code including the installation standards and
14 appendices and including such provisions as are hereinafter added, deleted or amended, are
15 hereby adopted by reference and shall constitute the Plumbing Code of the City of Oceanside,
16 establishing rules and regulations covering the subjects and matters therein referred to.
17

18 **ARTICLE IV. MECHANICAL CODE**

19 **Sec. 6.10. Adoption by reference.**

20 (a) The Mechanical Code hereinafter referred to is the 2013 California Mechanical
21 Code including the appendices, published by order of the California legislature. One (1) copy
22 of the Mechanical Code shall be kept on file in the office of the City Clerk.

23 (b) All the provisions of said Mechanical Code including all appendices and
24 including such provisions as are hereinafter added, deleted or amended, are hereby adopted by
25 reference and shall constitute the Mechanical Code of the City of Oceanside, establishing rules
26 and regulations covering the subjects and matters therein referred to.

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1 intermixed. Distribution panels shall be readily accessible as required elsewhere in this
2 code. Hotels and motels may be wired from one or more central distribution panels.

3 (b) Section 408.3(E) Phase arrangement. The phase arrangement on three-phase
4 buses shall be A,B,C from front to back, top to bottom, or left to right, as viewed from the front
5 of the switchboard or panel board. The C phase shall be that phase having the higher voltage to
6 ground on the three-phase, four-wire delta connected systems. Other bulbar arrangements may
7 be permitted for additions to existing installations.

8 9 **ARTICLE VII. DANGEROUS BUILDINGS CODE**

10 **Sec. 6.16. Adoption by reference.**

11 (a) The Dangerous Buildings Code hereinafter referred to is the Uniform Code for
12 the Abatement of Dangerous Buildings, 1997 Edition, published by the International
13 Conference of Building Officials. One (1) copy of the Dangerous Buildings Code shall be kept
14 on file in the office of the City Clerk.

15 (b) All the provisions of said Dangerous Buildings Code are hereby adopted by
16 reference and shall constitute the Dangerous Buildings Code of the City of Oceanside,
17 establishing rules and regulations covering the subjects and matters therein referred to.

18
19 **SECTION 2.** Articles XII and XIII are hereby amended by the amendment of Sections
20 6.70, 6.71, and 6.80 of Chapter 6 of the Oceanside City Code to read as follows:

21 22 **ARTICLE XII. RESIDENTIAL CODE**

23 **Sec. 6.70. Adoption by reference.**

24 (a) The Residential Code hereinafter referred to is the California Residential Code,
25 2013 Edition, published by order of the California legislature. One (1) copy of the Residential
26 Code shall be kept on file in the office of the City Clerk.

27 (b) All of the provisions of said Residential Code, including such provisions as are
28 hereinafter added, deleted, or amended, are hereby adopted by reference and shall constitute the

1 Residential Code of the City of Oceanside, establishing rules and regulations covering the
2 subjects and matters therein referred to.

3
4 **Sec. 6.71. Modifications to the Residential Code**

5 The 2013 California Residential Code is hereby modified in the following respects:

6 (a) TABLE R301.2(1) is filled in and footnote (g) is revised as required by the
7 Residential Code for use in the City of Oceanside.

8
9 **TABLE R301.2(1)**
10 **CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY ¹	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ²	ICE BARRIER UNDERLAYMENT REQUIRED ³	FLOOD HAZARDS ⁴	AIR FREEZING INDEX ⁵	MEAN ANNUAL TEMP ⁶
	Speed (mph)	Topographic effects ⁷		Weathering	Frost line depth ⁸	Termites ⁹					
ZERO	85	NO	D ₂ or E	Negligible	12" - 24"	Very Heavy	43	NO	See revised footnote G	0	60

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16 Footnote (g) The initial NFIP Map was an Index Map 060294A, Dated May 10, 1974.
17 The map number was identified with the community number and suffix "A". The initial FIRM
18 date was September 5, 1984, and seven (7) panels were issued for Oceanside. All panels had
19 the same 06029400 prefix and ended with the following suffixes 05B, 07B, 09B, 11B, 12B,
20 13B, and 14B. There are twenty-two (22) current FIRM panels with effective date of May 16,
21 2012.

22 The following are the list of current effective panels:

- 23 • Index Maps (3 sheets) 06073CIND1C, 06073CIND2C, 06073CIND3C.
24 • All FIRM panel numbers begin with prefix 06073C0 and continue with the
25 following suffixes: 464G, 468H, 469G, 488G, 490G, 734H, 742G, 751H, 752H, 753H, 754H,
26 756H, 757G, 758G, 759G, 761G, 762G, 766G, 767G, 769G, 776G, 786J.

27 (b) Section R403.1 is revised by deleting the exception allowing unreinforced
28 foundations.

1 (c) Section R902.1 Roof covering materials is revised as follows. Roofs shall be
2 covered with materials as set forth in sections R904 and R905. A minimum of Class A or B
3 roofing shall be installed in areas designated by this section. Classes A or B roofing required by
4 this section to be listed shall be tested in accordance with UL 790 or ASTM E 108.

5 Exceptions:

6 1. Class A roof assemblies include those with coverings of brick,
7 masonry, and exposed concrete roof deck.

8 2. Class A roof assemblies also include ferrous or copper shingles or
9 sheets, metal sheets or shingles, clay or concrete roof tile, or slate installed on
10 noncombustible decks.

11 (d) Section R902.1.3 Roof coverings within all other areas, is revised as follows. The
12 entire roof covering of every existing structure where more than fifty percent (50 %) of the total
13 roof area is replaced within any one (1) year period, the entire roof covering of every new
14 structure, and any roof covering applied in the alteration, repair or replacement of the roof of
15 every existing structure, shall be a fire-retardant roof covering that is at least Class B.

16 (e) Section R902.2 Fire-retardant-treated shingles and shakes, is revised as follows.
17 Fire-retardant-treated wood shakes and shingles are wood shakes and shingles which have been
18 qualified for use on Class A or B roofs.

19
20 **ARTICLE XIII. GREEN BUILDING CODE**

21 **Sec. 6.80. – Adoption by reference.**

22 (a) The Green Building Code hereinafter referred to is the California Green Building
23 Standards Code, 2013 Edition, published by order of the California legislature. One (1) copy of
24 the Green Building Code shall be kept of file in the office of the City Clerk.

25 (b) All of the mandatory provisions of said Green Building Code, including such
26 provisions as are hereinafter added, deleted, or amended, are hereby adopted by reference and
27 shall constitute the Green Building Code of the City of Oceanside, establishing rules and
28 regulations covering the subjects and matters therein referred to.

1 **SECTION 2. Article II, Fire Prevention, of Chapter 11 of the Oceanside City Code**
2 is hereby amended by the deletion of existing sections 11.15, 11.16, 11.17, 11.18, 11.19, 11.20,
3 11.21, 11.22, 11.23, 11.24, 11.25, 11.26, 11.27, 11.28 and replacement with new sections 11.15,
4 11.16, 11.17, 11.18, 11.19, 11.20, 11.21, 11.22, 11.23, 11.24, 11.25, 11.26, 11.27, 11.28 to read
5 as follows:

6 (a) Section 1. Chapter 11, Section 11.15 of the Oceanside City Code is amended to
7 read as follows:

8 “Section 11.15 California Fire Code – Adopted by reference.

9 That certain document, one (1) copy of which is on file in the office of the City
10 Clerk of the City of Oceanside, being marked and designated as the 2013 California Fire
11 Code, including Appendix Chapter 4, B, BB, C, CC, E, F, G, H, I, and K, as published
12 by the International Code Council, and its amendments, is hereby adopted as the Fire
13 Code of the City of Oceanside, in the State of California regulating and governing the
14 safeguarding of life and property from fire and explosion hazards arising from the
15 storage, handling and use of hazardous substances, materials and devices, and from
16 conditions hazardous to life or property in the occupancy of buildings and premises and
17 in the erection, construction, enlargement, alteration, repair, moving, removal,
18 conversion, demolition, equipment use, and maintenance of buildings and structures;
19 providing for the issuance of permits and collection of fees thereof; and each and all of
20 the regulations, provisions, penalties, conditions and terms of said Fire Code on file in
21 the office of the City Clerk of the City of Oceanside are hereby referred to, adopted, and
22 made a part hereof, as if fully set out in this ordinance, with the additions and/or
23 revisions prescribed in section 11.18 of the Oceanside City Code.”

24 (b) Section 2. Chapter 11, Section 11.16 of the Oceanside City Code is amended to
25 read as follows:

26 Sec. 11.16 Definitions.

27 A. California Fire Code- The 2013 California Fire Code and all of its
28 appendices and standards as adopted by reference in section 11.15.

1 B. Jurisdiction- The City of Oceanside.

2 C. Fire Marshal- A Chief Fire Officer appointed as the Chief of the Fire
3 Prevention Bureau.

4 D. Wherever the terms "this Code" or "2012 International Fire Code" are
5 used, they shall be held to mean the 2013 California Fire Code as modified by the
6 City of Oceanside with the additions and revisions set forth in the amendments."

7 (c) Section 3. Chapter 11, Section 11.17 of the Oceanside City Code is amended to
8 read as follows:

9 "Sec. 11.17. Fire Code Enforcement

10 The California Fire Code shall be enforced by the Fire Department of the City of
11 Oceanside and other officials of the city as may be determined pursuant to the section
12 1.12 of the of Oceanside City Code."

13 (d) Section 4. Chapter 11, Section 11.18 of the Oceanside City Code is amended to
14 read as follows:

15 "Sec. 11.18. Amendments to the California Fire Code.

16 The California Fire Code is hereby revised in the following respects:

17 Chapter 1 Administration—is hereby amended by adding to (A) and/or revising (R) the
18 Fire Code portion of the California Building Standards Code to read as follows:

19 (R) Section 101.1 Title. These regulations shall be known as the Fire Code of
20 the City of Oceanside, herein after referred to as "this code."

21 (R) Section 104.8 Modifications. Wherever there are practical difficulties
22 involved in carrying out the provision of this code, the Fire Code Official shall have the
23 authority to grant modifications for individual cases, provided the Fire Code Official
24 shall first find that special individual reason makes the strict letter of this code
25 impractical and the modification is in compliance with the intent and purpose of this
26 code and that such modification does not lessen health, life, and fire safety requirements.
27 In-lieu fees may be charged to re-coup costs associated with properly equipping the Fire
28 Department with additional apparatus or equipment needed due to the modifications. The

1 details of action granting modifications shall be recorded and entered in the files of the
2 Fire Prevention Bureau.

3 (A) Section 104.12 Cost Recovery.

4 (A) Section 104.12.1 Purpose. The purpose of this section is to establish
5 authority to obtain reimbursement from responsible individuals for the expenses of any
6 emergency response and/or code enforcement action by the City of Oceanside Fire
7 Department to protect the public from fire or hazardous situations.

8 (A) Section 104.12.2 Reimbursement.

9 (1) In accordance with the Health and Safety Code Section 13000 et
10 seq., an individual who acts negligently or in violation of the law and thereby
11 requires the jurisdiction to provide an emergency response to a danger posed by a
12 fire or hazardous substance shall be liable for reimbursement to the agency for the
13 costs incurred.

14 (2) In accordance with Government Code Sections 53150 through
15 53158, any individual who is under the influence of an alcoholic beverage or any
16 drug or the combined influence of an alcoholic beverage or any drug, and whose
17 negligent operation of a motor vehicle, boat or vessel, or civil aircraft caused by
18 that influence, proximately causes any incident and thereby requires the agency to
19 provide an emergency response shall reimburse the agency for the cost incurred.

20 (3) In accordance with Health and Safety Code Section Sections 13146
21 (b) and 13146(f), the City of Oceanside Fire Chief, and his or her authorized
22 representatives, shall enforce within its jurisdiction the building standards and
23 other regulations of the State Fire Marshal and charge a fee not to exceed the
24 estimated reasonable cost of providing the service for which the fee is charged,
25 pursuant to Section 66014 of the Government Code.

26 (R) Section 105.4.1 Submittals. Construction documents and supporting data
27 shall be submitted in three or more sets with each application for a permit and in such
28 form and detail as required by the Fire Code Official. The construction documents shall

1 be prepared by a registered design professional or, when required by the State of
2 California, an appropriately classified contractor, when required by the Fire Code
3 Official, without charge to the jurisdiction. The Fire Code Official shall reserve the right
4 to deny submittals from entities not meeting such form and detail as required by the Fire
5 Code Official.

6 Exception: The Fire Code Official is authorized to waive the submission of
7 construction documents and supporting data not required to be prepared by a registered
8 design professional if it is found that the nature of the work applied for is such that
9 review of construction documents is not necessary to obtain compliance with this code.

10 (A) Section 105.6.48 Christmas Tree Lots. An operational permit is required to
11 operate a Christmas tree lot with or without flame-proofing services.

12 (A) Section 105.6.49 Green Waste Recycling, Mulching, Composting
13 Operations, and Storage. An operational permit is required to conduct commercial
14 mulching and composting operations.

15 (R) Section 109.4 Violation Penalties. Persons who shall violate a provision of
16 this code or shall fail to comply with any of the requirements thereof or who shall erect,
17 install, alter, repair or do work in violation of the approved construction documents or
18 directive of the Fire Code Official, or of a permit of certificate used under provisions of
19 this code, shall be guilty of a misdemeanor, punishable by a fine of not more than \$1,000
20 or by imprisonment not exceeding 180 days, or both such fine and imprisonment. Each
21 day that a violation continues after due notice has been served shall be deemed a separate
22 offense.

23 (R) Section 111.4 Failure to Comply. Any person who shall continue any work
24 after having been served with a stop work order, except such work as that person is
25 directed to perform to remove a violation of unsafe condition, shall be liable to a fine of
26 not less than \$100 or more than \$1000.

27 (R) Section 113.2 Schedule of Construction and Operational Permit and
28 Inspection Fees. A reasonable fee for each construction and operational permit and/or

1 associated inspection shall be paid as required, in accordance with the schedule as
2 established by resolution of the Oceanside City Council. For items where there is no
3 specific fee established, the Fire Code Official shall determine the appropriate fee based
4 upon consideration of the items listed in the fee schedule that most resemble the work
5 proposed and the expected staff time involved to perform the required construction plan
6 processing and review and/or inspections.

7 (e) Chapter 2 Definitions—Section 202 General Definitions is hereby amended by
8 adding to (A) and/or revising (R) the Fire Code portion of the California Building Standards
9 Code to read as follows:

10 (A) FIRE AUTHORITY HAVING JURISDICTION (FAHJ) OR
11 AUTHORITY HAVING JURISDICTION (AHJ). The Oceanside Fire Department who
12 is the designated entity providing enforcement of the California Fire Code and other
13 standards or regulations. This entity may also provide fire suppression and other
14 emergency services.

15 (R) FIRE CODE OFFICIAL. The Fire Chief, Fire Marshal, or Authorized Fire
16 Department Representative as appointed by the Fire Chief, of the City of Oceanside
17 charged with the administration and enforcement of the California Fire Code and other
18 standards or regulations.

19 (A) FIRE HAZARD. Any thing that increases or could cause an increase of
20 the hazard or menace of fire to a greater degree than customarily recognized as normal
21 by persons in the public service regularly engaged in preventing, suppressing or
22 extinguishing fire or any thing or act which could obstruct, delay, hinder or interfere with
23 the operations of the Fire Department or egress of occupants in the event of fire.

24 (A) HAZARDOUS FIRE AREA. Any geographic area mapped by the State or
25 local jurisdiction as a high or very high fire hazard area, or as set forth by the FAHJ, that
26 contains the type and condition of vegetation, topography, weather, and structure density
27 to potentially increase the possibility of vegetation conflagration fires shall be considered
28 a hazardous fire area.

1 (A) HAZARDOUS SITUATION. Any situation deemed by the Fire
2 Department, and any of its authorized representatives, to pose a threat to life safety,
3 property, or the environment.

4 (A) MID-RISE STRUCTURE. Any new building having a floor level,
5 measured to the finished floor, at or above four stories above fire department access,
6 while being 75 feet, or less, in height.

7 (A) SKY LANTERN. An airborne lantern typically made of paper, Mylar, or
8 other light-weight material with a wood, plastic, or metal frame containing a candle, fuel
9 cell, or other heat source that provides buoyancy.

10 (f) Chapter 3 General Precautions Against Fire is hereby amended by adding to (A)
11 and/or revising (R) the Fire Code portion of the California Building Standards Code to read as
12 follows:

13 (A) Section 305.5 Sky lanterns or similar devices. Possession or use of a sky
14 lantern or similar device employing a candle, fuel cell, or other heat source for the
15 purpose of buoyancy shall be prohibited unless approved by the Fire Code Official.

16 (R) Section 307.5.1 An adult must be present at all times until the fire is
17 extinguished.

18 (A) Section 316.7 Smoke Evacuation System in Below-ground Parking
19 Garages. A provision shall be made for all below grade parking structures to have a
20 smoke removal system. A manual switch shall be provided above grade at an approved
21 location to remove smoke from the parking structure in the event of a fire.

22 (g) Chapter 5 Fire Service Features is hereby amended by adding to (A) and/or
23 revising (R) the Fire Code portion of the California Building Standards Code to read as follows:

24 (R) Section 503.2.1 Dimensions. Fire apparatus access roads shall have an
25 unobstructed improved width of not less than 28 feet, or, if more restrictive, meet the
26 requirements set forth in the City of Oceanside Engineering Design Manual and an
27 unobstructed vertical clearance of not less than 13 feet 6 inches. Private driveways shall
28 have an unobstructed improved width of not less than 20 feet to within 150 feet from the

1 rear of the structure(s), or, if more restrictive, meet the requirements set forth in the City
2 of Oceanside Engineering Design Manual and an unobstructed vertical clearance of not
3 less than 13 feet 6 inches.
4

5 **EXCEPTIONS:**

6 1. Upon approval by the Fire Code Official, clearances may be
7 reduced, provided such reduction does not impair access by fire apparatus.

8 2. Fire access roads, gated entrances with card readers, guard stations,
9 or center medians that have separated lanes of one-way traffic, shall be not less
10 than 14 feet wide per lane.

11 (R) Section 503.2.3 Surface. Fire apparatus access roads, including bridges,
12 shall be designed and maintained to support the imposed loads of fire apparatus, rated at
13 not less than 78,000 lbs. unless authorized by the Fire Code Official and shall be
14 provided with an approved paved surface so as to provide all-weather driving
15 capabilities.

16 (A) Section 503.2.4 Turning Radius. The required turning radius of a fire
17 apparatus access road or required private driveway shall have a minimum dimension of
18 thirty (30) feet on the inside and fifty (50) feet on the outside.

19 (R) Section 503.2.5 Dead ends. Dead-end fire apparatus access roads in excess
20 of 150 feet in length shall be provided with a cul-de-sac for turning around fire
21 apparatus. The minimum unobstructed paved radius width for a cul-de-sac shall be forty
22 (40) feet with no parking. The Fire Code Official may consider an alternate method for
23 turning around fire apparatus if there is no option to construct a cul-de-sac.

24 (R) Section 503.2.7 Grade. The gradient for a fire apparatus access roadway
25 shall not exceed fifteen (15%) percent. Grades exceeding twelve (12.0%) (incline or
26 decline) shall not be permitted without mitigation. Minimal mitigation shall be the
27 installation of fire sprinkler systems and a surface of Portland cement concrete. The Fire
28

1 Code Official may require additional mitigation measures where he or she deems
2 appropriate.

3 (R) Section 503.2.8. Angles of approach and departure. The angle of
4 approach and angle of departure of a fire access roadway shall not exceed seven (7)
5 degrees (12 percent) or as approved by the Fire Code Official.

6 (R) Section 503.3 Marking. Where required by the Fire Code Official,
7 approved signs or other approved notices or markings that include the words NO
8 PARKING- FIRE LANE shall be provided for fire apparatus access roads to identify
9 such roads or prohibit the obstruction thereof. The Fire Code Official may designate
10 existing roadways as fire lanes consistent with California Vehicle Code Section 22500.1,
11 where the Fire Code Official determines that such designation is necessary to ensure
12 adequate fire access.

13 All new public roads, all private roads within subdivisions, and all private road
14 easements serving four or more parcels shall be named. Road name signs shall comply
15 with City of Oceanside naming requirements. The Fire Code Official may require the
16 posting of a fire lane where parking has obstructed or could obstruct the required width.

17 Section 503.6.1 Security Gates and Other Roadway Obstructions. All gates or
18 other structures or devices which could obstruct fire apparatus access roads or otherwise
19 hinder emergency operations are prohibited unless they meet standards approved by the
20 Fire Code Official, and receive specific plan approval.

21 All automatic gates across fire apparatus access roads and driveways shall be
22 equipped with approved emergency key-operated switches overriding all command
23 functions and opening the gate(s). Gates accessing more than four residences or
24 residential lots, or gates accessing hazardous institutional, educational, or assembly
25 occupancy group structures, shall also be equipped with approved emergency traffic
26 control-activating strobe light sensor(s), or other devices approved by the Fire Code
27 Official, which will activate the gate on the approach of emergency apparatus with a
28 battery backup or manual mechanical disconnect in case of power failure. All automatic

1 gates must meet Fire Department policies deemed necessary by the Fire Code Official
2 for rapid, reliable access.

3 Automatic gates serving more than one dwelling or residential lot in existence at
4 the time of adoption of this ordinance are required to install an approved emergency key-
5 operated switch, or other mechanism approved by the Fire Code Official, at an approved
6 location, which overrides all command functions and opens the gate(s). Property owners
7 must comply with this requirement within 90 days of written notice to comply.

8 (R) Section 503.4.1 Traffic Calming Devices. Traffic calming devices shall be
9 prohibited unless approved by the Fire Code Official and in accordance with the City of
10 Oceanside Neighborhood Traffic Calming Program manual.

11 (R) Section 505.1 Address Identification. New and existing buildings shall
12 have approved address numbers, building numbers, or approved building identification
13 placed in a position that is plainly legible and visible from the street or road providing
14 primary fire apparatus access to the property. These numbers shall contrast with their
15 background. The numbers shall be Arabic numbers or alphabetical letters. Numbers shall
16 be a minimum of 4" high with a ½" stroke for residential buildings; 6" high with a ½"
17 stroke for commercial and multi-residential buildings; and 12" high with a 1" stroke for
18 industrial buildings. Where access is by means of a private road and the building cannot
19 be viewed from the public way, a monument, pole or other sign or means shall be used to
20 identify the structure. Additional numbers shall be required where deemed necessary by
21 the Fire Code Official, such as, but not limited to, rear access doors, building corners,
22 and entrances to commercial centers. The Fire Code Official may establish different
23 minimum sizes for numbers for various categories of projects.

24 (A) Section 505.3 Multiple Tenant Buildings' Signs. Multiple tenant spaces
25 serviced by vehicular access to the rear through any driveway, alleyway, or parking lot
26 shall have numbers or addresses placed prior to occupancy on all new and existing
27 buildings as to be plainly visible and legible from the rear access way. Multiple tenant
28 spaces serviced by rear access through a corridor, exit passageway, exit court, or exit

1 yard shall have approved numbers or addresses displayed on the rear of the tenant space.
2 Multiple tenant spaces that front on the interior walkways or pedestrian malls shall have
3 approved numbers or addresses placed near the entrance door in all new and existing
4 buildings. Illuminated directory boards shall be provided at vehicular access entrances to
5 multiple building complexes.

6 (A) Section 505.3.1 Map/Directory. A lighted directory map, meeting current
7 Fire Department standards, shall be installed at each driveway entrance to multiple-unit
8 residential projects and mobile home parks, where the number of units in such projects
9 exceeds 15.

10 (A) Section 505.4 Response Map Updates. Any new development that
11 necessitates updating of emergency response maps by virtue of new structures, hydrants,
12 roadways, or similar features, shall be required to provide map updates in a format (PDF,
13 GIS, and/or CAD) as approved by the Fire Code Official or compatible with current
14 department mapping services. The Fire Department is authorized to charge a reasonable
15 fee for updating all response maps.

16 (A) Section 506.2.1 Emergency Key Access. All central station-monitored fire
17 detection systems and fire sprinkler systems shall have an approved emergency key
18 access box on-site in an approved location. The owner or occupant shall provide and
19 maintain current keys for the structure(s) for Fire Department placement in the box, and
20 shall notify the Fire Department in writing when the building is re-keyed.

21 (A) Section 507.2.3 Looping of Water Mains. All water mains which support
22 fire hydrants will be looped as required in the City of Oceanside Engineering Design
23 Manual.

24 (R) Section 507.4 Water Supply Test. The Fire Code Official shall be notified
25 prior to a required water supply test. Water supply tests shall be witnessed by the Fire
26 Code Official or an authorized representative. The Fire Code Official may require an
27 approved consultant to provide a water supply test report indicating fire-flow capabilities
28 at no cost to the City of Oceanside.

1 (R) Section 507.5.1.2 Location, Type, and Number. The location, type, and
2 number of fire hydrants connected to a water supply capable of delivering the required
3 fire flow shall be provided on the public or private street, or on the site of the premises to
4 be protected, or both, as required in the California Fire Code, including appendices, and
5 in the City of Oceanside Engineering Design Manual, whichever is more restrictive. An
6 approved water supply for fire protection, either temporary or permanent, shall be made
7 available at construction sights prior to combustible material arriving on the site.

8 (h) Chapter 9 Fire Protection Systems is hereby amended by adding to (A) and/or
9 revising (R) the Fire Code portion of the California Building Standards Code to read as follows:

10 (A) Section 903.1.2 Access. Automatic fire sprinkler systems meeting National
11 Fire Protection Association (NFPA) Standard 13 shall not be obstructed in any manner.
12 If a system riser is to be concealed by means of a wall, soffit, column, or other building
13 construction: (1) there must be eighteen-inch (18") clearance to each side and to the front
14 of the system riser; (2) access shall be provided by means of a door with minimum
15 dimensions of thirty (30) inches wide by eighty (80) inches high; (3) the system riser
16 shall be provided with a means of access to the room directly from the exterior of the
17 building; and (4) durable signage shall be provided on the exterior side of the access
18 door to identify the fire sprinkler riser and alarm room. Fire alarm control panels shall be
19 located in the same room, and share the same access, as the fire sprinkler riser room or as
20 required by the Fire Code Official.

21 (A) Section 903.1.3 Smoke Control Systems. Mechanical smoke control
22 systems, such as those in high-rise buildings, buildings containing atria, covered mall
23 buildings and mechanical ventilation systems utilized in smoke-proof enclosures and for
24 smoke removal systems utilized in high-piled combustible storage occupancies, shall be
25 maintained in an operable condition at all times. Unless otherwise required by the Fire
26 Code Official, quarterly tests of such systems shall be conducted by approved persons.
27 A written record and current approved plans shall be maintained and shall be made
28 available to the inspection authority.

1 (A) Section 912.2.3 Fire Department Connections. Fire Department
2 connections (FDCs) shall be located within forty (40) feet of a fire hydrant, and no closer
3 than forty (40) feet from the buildings they supply or other locations as approved by the
4 Fire Code Official. The FDC or FDCs shall also be located on the same side of the
5 access road or driveway as the building it serves and marked with the address and/or area
6 supplied by the FDC.

7 (A) Section 903.4.2.1 Alarm Locations. Duct or area detectors used for plenum
8 detection, when located in areas which are not readily visible, shall have a remote visual
9 indicator installed in the ceiling visible from the floor area and adjacent to the detector.
10 Detectors which are not readily accessible from the floor shall have a remote test switch.
11 Locations for both remote visual indicators and remote test switches shall be approved
12 by the Fire Department. Activation of a duct detector shall enunciate a supervisory signal
13 only to the building's fire alarm system.

14 (A) Section 903.4.2.2 Duct Detectors. Duct detectors shall be shown on fire
15 alarm plans, and devices shall be tested by the Fire Department.

16 (A) Section 903.4.2.4 Signage. Any company providing monitoring for any
17 electronic monitoring system, fire suppression, or detection system shall post an
18 approved visible sign at all control valves, control panels and monitoring panels. The
19 sign shall state the name of the monitoring company, the 24-hour phone number of the
20 central station, and instructions to call the central station before doing any work or
21 testing on any system being monitored.

22 (A) Section 903.4.2.5 Exterior Audible Devices in New R-3 Occupancies. One
23 approved audible device, located on the street address side of the building in an approved
24 location, shall be connected to each new R-3 Occupancy automatic sprinkler system.

25 (i) Chapter 61 Liquefied Petroleum Gases is hereby amended by adding to (A) and/or
26 revising (R) the Fire Code portion of the California Building Standards Code to read as follows:

27 //

28 //

1 (A) Section 6107.5 Securing Tanks to the Ground (LPG)—Tanks shall be
2 secured to prevent the tank from rolling or moving when required by the Fire Code
3 Official.

4 (j) Section 5. Chapter 11, Section 11.19 of the Oceanside City Code is amended to
5 read as follows:

6 "Sec. 11.19. Mid-Rise Buildings.

7 In addition to other applicable provisions of the California Fire Code, the City
8 Code, other laws and regulations, and any policies of the Fire Code Official, the
9 provisions of this article apply to every newly constructed mid-rise building of any type
10 construction, or any mid-rise building which undergoes a complete renovation that
11 requires the complete vacancy of the building to complete the renovation.

12 Exception: Vehicle parking garages, towers, steeples and other similar
13 occupancies that are not used for continuous human occupancy.

14 Building access. Building access must be provided and approved by the Fire
15 Code Official.

16 Automatic fire sprinklers/standpipes. Every mid-rise building must be protected
17 throughout by an automatic fire sprinkler system that is designed and installed in
18 conformance with the adopted edition of NFPA 13 and in accordance with the following:

19 1. Shutoff valves and a water-flow alarm device must be provided for
20 each floor. Each shutoff valve and flow device must be electronically supervised.

21 2. Every mid-rise building must be provided with a class I standpipe
22 system that is interconnected with the fire sprinkler system. The system must
23 consist of two and one-half-inch (2½") hose valves that must be located in each
24 stair enclosure on every floor level. Two (2) hose outlets must also be located on
25 the roof, outside of each stair shaft enclosure that penetrates the roof. The
26 standpipe system must be designed, installed, and tested in accordance with the
27 adopted edition of NFPA 14.
28

1 Smoke detection. Smoke detectors must be provided in accordance with this
2 section. Smoke detectors must be connected to an automatic fire alarm system installed
3 in accordance with the adopted edition of NFPA 72. The actuation of any detector
4 required by this section will operate the emergency voice alarm signaling system and will
5 place into operation all equipment necessary to prevent the circulation of smoke through
6 air return and exhaust ductwork. Smoke detectors must be located as follows:

7 1. In every mechanical equipment, electrical, transformer, telephone
8 equipment, unmanned computer equipment, elevator machinery or similar room
9 and in all elevator lobbies. Elevator lobby detectors must be connected to an
10 alarm verification zone or be listed as a releasing device.

11 2. In the main return-air and exhaust-air plenum of each air-
12 conditioning system having a capacity greater than 2,000 cubic feet per minute.
13 Such devices must be located in a serviceable area downstream of the last duct
14 inlet.

15 3. At each connection to a vertical duct or riser serving two (2) or
16 more stories from a return-air duct or plenum of an air conditioning system. In
17 Group R-1 and R-2 occupancies, a smoke detector is allowed to be used in each
18 return-air riser carrying not more than five thousand (5,000) cubic feet per minute
19 and serving not more than ten (10) air inlet openings.

20 4. In all corridors serving as a means of egress.

21 Fire alarm system. An approved and listed, automatic and manual, fully
22 addressable and electronically supervised fire alarm system must be provided in
23 conformance with the California Fire Code and California Building Code.

24 Emergency voice alarm communication system. An emergency voice alarm
25 communication system shall be designed and installed in accordance with NFPA 72 and
26 California Building Code 907.5.2.2, and its subsections, and 11B-215.

27 Locking of stairway doors. All stairway doors that are locked to prohibit access
28 from the interior of the stairway must have the capability of being unlocked

1 simultaneously, without unlatching, upon a signal from the main fire panel area. Upon
2 failure of normal electrical service, or activation of any fire alarm, the locking
3 mechanism must automatically retract to the unlocked position.

4 (k) Section 6. Chapter 11, Section 11.20 of the Oceanside City Code is amended to
5 read as follows:

6
7 "Sec. 11.20. Plans.

8 In addition to the submittal of hard-copy plan sets, a digitized copy of the
9 approved as-built drawings for new buildings and tenant improvements shall be
10 submitted to the fire department. As-built plans shall be submitted in an acceptable
11 format (PDF, and or CAD format as approved by the Fire Code Official) to the fire
12 department prior to the final acceptance testing.

13 (l) Section 7. Chapter 11, Section 11.21 of the Oceanside City Code is amended to
14 read as follows:

15 "Sec. 11.21. Geographic limits established.

16 The geographic limits referred to in certain sections of the 2013 California Fire
17 Code are hereby established as follows:

18 Section 5504.3.1.1.3.1 Locations where the storage of flammable cryogenic fluids
19 outside of buildings is prohibited. The storage of flammable cryogenic fluids in
20 stationary containers is prohibited within the City of Oceanside except for areas zoned
21 for commercial use, industrial use, or agricultural use, as determined by the City's
22 General Plan. Exceptions to these limits may be granted by the Fire Code Official when
23 it can be demonstrated that the proposed exception poses no significant risk to life or
24 property.

25 Section 5704.2.9.6.1 Locations where the storage of Class I and II liquids in
26 above-ground tanks outside of buildings is prohibited. Storage of Class I and II liquids in
27 above-ground tanks outside of buildings is prohibited within the City of Oceanside
28 except for areas zoned for commercial use, industrial use, or agricultural use, as

1 determined by the City's General Plan. Exceptions to these limits may be granted by the
2 Fire Code Official when it can be demonstrated that the proposed exception poses no
3 significant risk to life or property.

4 Exceptions. In addition to the exceptions for Section 5704.2.9.6.1 of the 2013
5 California Fire Code, the following exceptions apply:

6 1. 2,000 gallons maximum temporary above-ground tanks meeting UL
7 2085 for private use on farms, agricultural and rural property, remote construction
8 sites, earthmoving projects, gravel pits, or borrow pits.

9 2. Crankcase draining may be stored in specially constructed
10 aboveground storage tanks, approved by the Fire Code Official, with a maximum
11 capacity of 550 gallons. Such tanks may be located within a building when the
12 Fire Code Official deems appropriate and the container meets the following:
13 specially designed, approved and listed containers which have features
14 incorporated into their design that mitigate concerns for exposure to heat, ignition
15 sources and mechanical damage. Containers must be installed and used in
16 accordance with their listing, and provisions must be made for leak and spill
17 containment. In no case shall such storage be permitted in residential or
18 institutional property.

19 3. With the Fire Code Official's approval, Class I and II liquids may be
20 stored aboveground outside of buildings in specially designed, approved, and listed
21 containers which have features incorporated into their design which mitigate
22 concerns for exposure to heat, ignition sources, and mechanical damage.
23 Containers must be installed and used in accordance with their listing, and
24 provisions must be made for leak and spill containment. The Fire Code Official
25 may disapprove the installation of such containers when in his or her opinion; their
26 use presents a risk to life or property.

27 4. With the Fire Code Official's approval, temporary storage of a
28 maximum of 10,000 gallons Class II liquids may be permitted for a period not to

1 exceed ninety (90) days at remote construction sites, earthmoving projects, gravel
2 pits or borrow pits, consistent with 2013 California Fire Code Chapter 57.

3 Section 5706.2.4.4 Locations where the storage of Class I or II liquids in above-
4 ground tanks is prohibited. The storage of Class I and II liquids in above-ground tanks is
5 prohibited in residential areas within the City of Oceanside. Exceptions to these limits
6 may be granted by the Fire Code Official when it can be demonstrated that the proposed
7 exception poses no significant risk to life or property.

8 Section 6104.2 Locations where the storage of liquefied petroleum gas is
9 prohibited. The storage of liquefied petroleum gas (LPG) is prohibited within the City of
10 Oceanside, except for areas zoned for commercial use, industrial use, or agricultural use,
11 as determined by the City's General Plan. Storage shall be in accordance with the
12 California Fire Code and NFPA 58. The aggregate capacity of any one installation shall
13 not exceed a water capacity of 2,000 gallons unless approved by the Fire Code Official.
14 This section shall not prohibit the use of LPG for the purpose of cooking on a grill when
15 use and storage are in accordance with the California Fire Code and NFPA 58.
16 Additional locations and maximum quantities may be considered by the Fire Code
17 Official when it can be demonstrated that the proposed exception poses no significant
18 risk to life or property and there is a sufficient response capability by the Oceanside Fire
19 Department.”

20 (m) Section 8. Chapter 11, Section 11.22 of the Oceanside City Code is amended to
21 read as follows:

22 “Sec. 11.22. Appeals.

23 Whenever the Fire Code Official disapproves an application or refuses to grant a
24 permit applied for, or when it is claimed that the provisions of the Code do not apply or
25 that the true intent and meaning of the Code have been misconstrued or wrongly
26 interpreted, the applicant may appeal as per the California Fire Code, Section 108.”

27 (n) Section 9. Chapter 11, Section 11.23 of the Oceanside City Code is amended to
28 read as follows:

1 "Sec. 11.23. New materials, processes, or occupancies requiring permits.

2 The Fire Chief, the Fire Marshal, and the Building Official shall act as a
3 committee to determine and specify, after giving affected persons an opportunity to be
4 heard, any new materials, processes, or occupancies, which shall require permits, in
5 addition to those now enumerated in this code."

6 (o) Section 10. Chapter 11, Section 11.24 of the Oceanside City Code is amended to
7 read as follows:

8 "Sec. 11.24. Plan review and inspection fees.

9 Fees for plans reviewed and inspections conducted by the fire department shall be
10 charged as set forth in a resolution adopted and amended from time to time by the City
11 Council. A copy of same shall be placed on file with the City Clerk. For items where
12 there is no specific fee established, the Fire Code Official shall determine the appropriate
13 fee based upon consideration of the items listed in the fee schedule that most resemble
14 the work proposed and the expected staff time involved to perform the required
15 construction plan processing and review and/or inspections."

16 (p) Section 11. Chapter 11, Section 11.25 of the Oceanside City Code is amended to
17 read as follows:

18 "Sec. 11.25. Fireworks.

19 The sale, discharge, firing or use of all firecrackers, party poppers, bombs,
20 rockets, torpedoes, roman candles or other fireworks or substances designed and
21 intended for pyrotechnic display, and of all firework pistols/cannons, or other appliances
22 using blank cartridges or caps containing chlorate of potash mixture or other mixtures
23 designed to make an explosive sound, is hereby prohibited within the City of Oceanside.
24 The City of Oceanside's Special Events Committee may permit the public display of
25 fireworks by properly qualified individuals or organized bodies under the direct
26 supervision of experts in the handling of fireworks."

27 (q) Section 12. Chapter 11, Section 11.26 of the Oceanside City Code reads as
28 follows:

1 “Sec. 11.26. Legal right or remedy is maintained.

2 Nothing in this article or in the Fire Code hereby adopted shall be construed to
3 affect any suit or proceeding pending in any court, or any rights acquired, or liability
4 incurred, or any cause or causes of action acquired or existing, under any act or
5 ordinance hereby repealed; nor shall any just or legal right or remedy of any character be
6 lost, impaired or affected by this ordinance.”

7 (r) Section 13. Chapter 11, Section 11.27 of the Oceanside City Code is amended to
8 read as follows:

9 “Sec. 11.27. Repealing of conflicting ordinances.

10 All former ordinances or part thereof conflicting or inconsistent with the
11 provisions of this chapter or of the 2013 California Fire Code as adopted and amended
12 herein are hereby repealed.”

13 (s) Section 14. Chapter 11, Section 11.28 of the Oceanside City Code is amended to
14 read as follows:

15 “Sec. 11.28. Severability.

16 If any section, subsection, sentence, clause or phrase of this chapter or the 2013
17 California Fire Code as adopted and amended herein is, for any reason, held to be invalid
18 or unconstitutional by a decision of any court of competent jurisdiction, such decision
19 shall not affect the validity of the remaining portions of this ordinance. The City Council
20 of the City of Oceanside, hereby declares that it would have passed this ordinance, and
21 each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that
22 any one or more sections, subsections, sentences, clauses and phrases be declared invalid
23 or unconstitutional.”

24
25 **SECTION 3.** This ordinance shall take effect and be in force on January 1, 2014.

26 //

27 //

28 //

1 **SECTION 4.** The City Clerk of the City of Oceanside is hereby directed to
2 publish this ordinance, or the title hereof as a summary, pursuant to state statute, once within
3 fifteen (15) days after its passage in a newspaper of general circulation published in the City of
4 Oceanside.

5
6 INTRODUCED at a regular meeting of the City Council of the City of Oceanside,
7 California held on the day of November 6, 2013, and, thereafter,

8 PASSED AND ADOPTED at a regular meeting of the City Council of the City of
9 Oceanside, California held on this 4th day of December, 2013, by the following vote

10
11 AYES: WOOD, FELIEN, FELLER, KERN

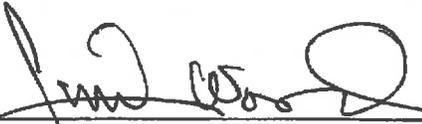
12 NAYS: NONE

13 ABSENT: SANCHEZ

14 ABSTAIN: NONE

15
16
17
18 ATTEST:

19
20 
21 _____
CITY CLERK

22
23
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25
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28


MAYOR OF THE CITY OF OCEANSIDE
APPROVED AS TO FORM:


CITY ATTORNEY

AN ORDINANCE OF THE CITY OF OCEANSIDE AMENDING CHAPTER 6 AND 11 OF
THE OCEANSIDE CITY CODE BY THE ADOPTION OF THE 2013 EDITIONS OF THE
CALIFORNIA ADMINISTRATIVE, BUILDING, FIRE PLUMBING, MECHANICAL,
HOUSING, ELECTRICAL, DANGEROUS BUILDING, RESIDENTIAL AND GREEN
BUILDING CODES

1 RESOLUTION NO. 13-R0719-1
2

3 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
4 OCEANSIDE, CALIFORNIA, SETTING FORTH EXPRESS
5 FINDINGS FOR REQUIRED AMENDMENTS TO THE 2013
6 CALIFORNIA BUILDING STANDARDS CODE RELATIVE TO
7 LOCAL CLIMATIC, TOPOGRAPHICAL AND GEOLOGICAL
8 CONDITIONS.

9 WHEREAS, California Health and Safety Code Sections 17985.5 and 18941.5(b)
10 permit the City of Oceanside to make changes or modifications to the requirements
11 contained in the provisions of the 2013 California Building Standards Code and other
12 regulations adopted pursuant to California Health and Safety Code Section 17922, as it
13 determines, pursuant to the provisions of California Health and Safety Code Section
14 17958.7, that are reasonably necessary because of local climatic, geologic, and
15 topographic conditions; and

16 WHEREAS, California Health and Safety Code Sections 17958.7 and 18941.5
17 require that the City Council of the City of Oceanside, before making any modifications
18 or changes to the 2013 California Building Standards Code pursuant to California Health
19 and Safety Code Section 17985.5, shall make express findings that such changes or
20 modifications are reasonably necessary because of local climatic, geologic, or
21 topographic conditions; and

22 WHEREAS, The Building Division of the Oceanside Development Services
23 Department and the Oceanside Fire Department have recommended that the 2013
24 California Building Standards Code, as set forth in Ordinance Number 13-OR 0752-1 ,
25 be adopted by the City with certain changes or modifications to (i) the 2013 California
26 Building Code, (ii) the 2013 California Residential Code, and (iii) the 2013 California
27 Fire Code which are reasonably necessary because of local climatic, geologic or
28 topographic conditions and to safeguard life and property within the City of Oceanside.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
Oceanside as follows:

1 SECTION 1.
2

3 The changes or modifications to the 2013 California Building Standards Codes,
4 as set forth in Chapters 6 and 11 of the Oceanside Municipal Code (Ordinance Number
5 13-OR 0752-1 _____), as recommended by the Building Division of the Development
6 Services Department and the Fire Department, are found to be reasonably necessary
7 based upon the following local climatic, geologic, or topographic conditions:
8

9 A. Climatic Conditions
10

11 1. Hot, dry "Santa Ana" winds are common to all areas within the City of
12 Oceanside. These winds, which can cause small fires to spread quickly, are a
13 contributing factor to a higher fire danger in the City. Therefore, this condition
14 creates the need for an increased level of fire protection.

15 2. The City of Oceanside is located in a semi-arid Mediterranean type climate
16 which predisposes all fuels to rapid ignition and spread of fire. Therefore, there
17 exists a need for an increased level of fire protection.
18

19 B. Geological Conditions
20

21 1. The City of Oceanside is located in a highly active seismic area. Experts
22 predict a major earthquake in our region within the next 50 years. Such an event
23 will drastically impede emergency responders due to potential damage to
24 buildings, roadways, bridges, pipelines, and other infrastructure. Therefore, this
25 condition creates the need for enhanced structural safety, enhanced fire protection
26 and life safety systems, and other measures that allow for buildings to better self
27 preserve and provide for better opportunities for self preservation by building
28 occupants.

1 C. Topographical Conditions

2
3 1. The City of Oceanside has over 42 square miles of area which has highly
4 varied terrain including beaches, rivers, canyons, hillsides, wild lands, agriculture
5 lands and floodplains and with all these varied topographical conditions contained
6 within an irregular jurisdictional boundary. Additionally, traffic and congestion
7 presently exist in many areas of the City. The combination of these characteristics
8 can contribute to delays in response times by critical emergency services. This
9 condition will be exacerbated by any major disaster. Therefore, this condition
10 creates the need for enhanced building safety, enhanced fire protection and life
11 safety systems, and other measures that allow for buildings to better self preserve
12 and provide for better opportunities for self preservation by building occupants.

13
14 SECTION 2.

15 The amendments to the technical provisions of the 2013 California Building
16 Standards Code are found reasonably necessary upon the climatic, geologic, and/or
17 topographic conditions cited in Section 1, above and are listed as follows:

18 <u>CODE SECTION</u>	<u>EXPRESS FINDINGS IN SECTION 1</u>
19 CFC 101.1-113.2	A-1, A-2, B-1, C-1
20 CFC Chapter 2	A-1, A-2, B-1, C-1
21 CFC 305.5-316.7	A-1, A-2, B-1, C-1
22 CFC 503.2.1-507.5.1.2	A-1, A-2, B-1, C-1
23 CFC 903.1.2-903.4.2.5	A-1, A-2, B-1, C-1
24 CFC 6107.5	B-1
25 CBC 202	B-1, C-1
26 CBC 450-450.4.2	B-1, C-1
27 CBC Chapter 9	A-1, A-2, B-1, C-1
28 CBC Table 1505.1	A-1, A-2, B-2, C-1

1 CBC 1505.1.2, 1505.1.3, 1505.5 A-1, A-2, B-2, C-1

2 CRC R902.1, R902.2 A-1, A-2, B-2, C-1

3 Additional amendments, modifications and or deletions have been made to the
4 2013 California Buildings Standards Code. On the recommendation of the Building
5 Division of the Development Services Department and the Fire Department, such
6 amendments, deletions, or modifications are hereby found to be either procedural or
7 administrative in nature and therefore are exempt from the express findings requirements
8 of California Health and Safety Code Sections 17958.7 and 18941.5.

9

10 SECTION 3.

11 The Building Division of the Development Services Department shall file copies
12 of this resolution and the associated City Ordinance for Adoption of the 2013 California
13 Building Standards Code with the State Building Standards Commission and the State
14 Department of Housing and Community Development as prescribed in state law.

15 PASSED AND ADOPTED by the City Council of the City of Oceanside,
16 California, this 6th day of November, 2013, by the following vote:

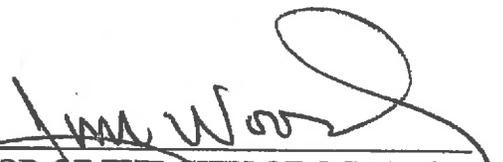
17 AYES: WOOD, FELIEN, FELLER, KERN, SANCHEZ

18 NAYS: NONE

19 ABSENT: NONE

20 ABSTAIN: NONE

21


MAYOR OF THE CITY OF OCEANSIDE

22

23 ATTEST:

APPROVED AS TO FORM:

CITY ATTORNEY

24 
25 CITY CLERK

26 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE,
27 CALIFORNIA, SETTING FORTH EXPRESS FINDINGS FOR REQUIRED
28 AMENDMENTS TO THE 2013 CALIFORNIA BUILDING STANDARDS CODE
RELATIVE TO LOCAL CLIMATIC, TOPOGRAPHICAL AND GEOLOGICAL
CONDITIONS.