

BUILDING STANDARDS COMMISSION

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



January 23, 2014

Shelley Pollak, Office Specialist
City Clerk Department
City of Temecula
41000 Main Street
Temecula, CA 92590

RE: Ordinance #13-07 & 08

Dear Ms. Pollak:

This letter is to advise you of our determination regarding the referenced ordinance with express findings received from your agency on December 13, 2013.

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

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

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

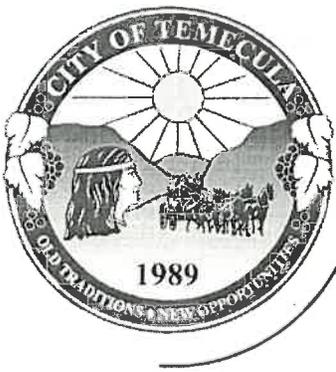
If you have any questions or need any further information, you may contact me at (916) 263-0916.

Sincerely,

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

Enrique M. Rodriguez
Associate Construction Analyst

cc: Chron
Local Filings



City of Temecula

City Clerk Department

41000 Main Street • Temecula, CA 92590

Phone (951) 694-6444 • Fax (951) 694-6449 • www.cityoftemecula.org

2013 DEC 11 2:05
CITY OF TEMECULA
CITY CLERK DEPARTMENT

December 11, 2013

California Building Standards Commission
Attn: James McGowan
2525 Natomas Park Drive Suite 130
Sacramento, CA 95833

Subject: Certified copies of City of Temecula Building and Fire Code Resolutions and Ordinances

James,

Please find enclosed certified copies of the City of Temecula Building and Fire Code Resolutions and Ordinances approved at the December 10, 2013, City Council Meeting, to be filed per the California Health and Safety Code Section 17958.7

Sincerely,

Shelley Pollak
Office Specialist

Enclosurese

RESOLUTION NO. 13-64

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA MAKING EXPRESS FINDINGS AND DETERMINATIONS THAT MODIFICATIONS TO THE CALIFORNIA FIRE CODE, 2013 EDITION, ARE REASONABLY NECESSARY BECAUSE OF LOCAL CLIMATIC, GEOLOGICAL AND/OR TOPOGRAPHICAL CONDITIONS

WHEREAS, certain building standards and other related uniform and model codes are adopted and amended by the State of California in the California Building Standards Code which becomes applicable in the City unless amended by the City pursuant to Health and Safety Code Section 17958.5 and/or 18941.5; and,

WHEREAS, Health and Safety Code Section 17958.5 provides for the City Council to make reasonably necessary changes or modifications based on certain local conditions before adopting the most current edition of the California Fire Code; and,

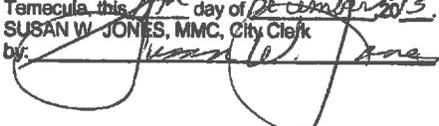
WHEREAS, the Fire Chief of the City of Temecula has determined and recommended that the modifications to the California Fire Code CCR, Title 24 Part 9, 2013 edition are reasonably required to be adopted by the City of Temecula.

THE CITY COUNCIL OF THE CITY OF TEMECULA DOES HEREBY FIND AND RESOLVE AS FOLLOWS:

Section 1. The City Council of the City of Temecula hereby expressly finds that the amendments and modifications to the California Fire Code, CCR Title 24 Part 9, 2013 edition, contained in Ordinance No. 13-07 and Urgency Ordinance No. 13-08 regarding Scope and Administration (A), Definitions (B), General Requirements (C), Fire Service Features (D), Building Services and Systems (E), Fire Protection Systems (F), Motor Fuel Dispensing Facilities and Repair Garages (G), High Piled Combustible Storage (H), Tire Rebuilding and Tire Storage (I), Hazardous Materials – General Provisions (J), Compressed Gasses (K), Corrosive Materials (L), Flammable Gases (subsection M), Liquefied Petroleum Gases (N), Appendices (O) are reasonably necessary due to consideration of specific local climatic, geological or topographical conditions as follows:

Climatic Conditions:

Generally Riverside County and the City of Temecula have an arid climate. Annual rainfall varies from 3 inches in Blythe to over 33 inches in Pine Cove. Hot, dry Santa Ana winds are common to areas within Riverside County. These winds constitute a contributing factor, which causes small fires originating in high-density development presently being constructed in the County of Riverside and the City of Temecula, which spread quickly and create the need for an increased level of fire protection. This added protection, including, but not limited to on-site protection, will supplement normal fire

I hereby certify, under the penalty of perjury that the above and foregoing is a true and correct copy of an original on deposit within the records of the City of Temecula, this 17 day of December, 2013.
SUSAN W. JONES, MMC, City Clerk
by: 

Department response available in new development, and provide immediate fire protection for life and safety of multiple-occupancy occupants during fire occurrence.

Topographical Conditions:

Traffic and circulation congested in urban areas often place Fire Department response time to emergencies at risk. This condition makes the need for enhanced on-site protection for property occupants necessary.

Geological Conditions:

The City of Temecula is located in an area near high seismic activity. Because of the degree of the City's urbanization and close proximity to major fault lines, the risk of structural damage and loss of life due to ground shaking is considerable. During a major earthquake, emergency resources would be extremely taxed, and the ability to respond to such emergencies would be complicated. Local standards in excess of statewide minimums will assist in reducing risks associated with earthquakes and the consequent disruption of traffic flow.

Section 2. Specific Amendments and References to Findings

Local climatic, geographic and topographic conditions impact fire prevention efforts, and the frequency, spread, acceleration, intensity and size of fire involving buildings in this community. Further, they impact potential damage to all structures from earthquake and subsequent fire. Therefore, it is found to be reasonably necessary that provisions of the California Fire Code be modified to mitigate the effects of the above conditions.

California Health and Safety Code Section 17958.7 requires that the modification or change be expressly marked and identified as to which each finding refers. Therefore, the City Council finds that the following table sets forth 2013 California Fire Code provisions constituting building standards that have been modified pursuant to Ordinance No. 13-07 and Urgency Ordinance No. 13-08, and the associated local climatic, geological and topographical conditions described above in Section 2, support the modifications:

CFC Section added or amended:

Specific Finding-- climatic, topographical and/or geological conditions (See Section 1):

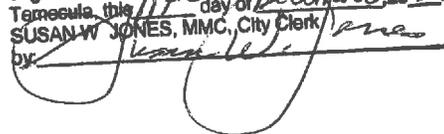
conditions (Section 2):

I hereby certify, under the penalty of perjury that the above and foregoing is a true and correct copy of an original on deposit within the records of the City of Temecula, this 11th day of December, 2013.
by: SUSAN W. JONES, MMC, City Clerk

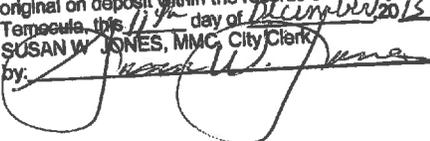
- 1.1.7
- 202 (def added – common area)
- 202 (def amended – fire chief)
- 202 (def added – hazardous fire area)

- Climatic, Topographical, Geological
- Topographical, Geological
- Topographical, Geological
- Climatic, Topographical, Geological

202 (def amended – high rise building)	Topographical, Geological
202 (def added – model rocket)	Topographical, Geological
202 (def added – model rocket engine)	Topographical, Geological
202 (def added – motor vehicle)	Topographical, Geological
309.7	Climatic, Topographical, Geological
501.4	Topographical, Geological
503.1	Topographical, Geological
503.1.1.1	Topographical, Geological
503.2.1	Topographical, Geological
503.2.3	Topographical, Geological
503.2.4	Topographical, Geological
503.2.5	Topographical, Geological
503.2.7	Topographical, Geological
503.2.9	Topographical, Geological
503.3	Topographical, Geological
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505.3	Climatic, Topographical, Geological
507.1	Climatic, Topographical, Geological
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507.5.5	Climatic, Topographical, Geological
507.5.7	Climatic, Topographical, Geological
507.5.8	Climatic, Topographical, Geological
508.1	Climatic, Topographical, Geological
508.1.2	Climatic, Topographical, Geological
508.1.6	Climatic, Topographical, Geological
509.3	Climatic, Topographical, Geological
601.3	Topographical, Geological
606.8	Climatic, Topographical, Geological
606.10.1.2	Climatic, Topographical, Geological
901.2.2	Climatic, Topographical, Geological
901.3.1	Climatic, Topographical, Geological
901.6	Climatic, Topographical, Geological
903.1.2	Climatic, Topographical, Geological
903.1.3	Climatic, Topographical, Geological
903.1.4	Climatic, Topographical, Geological

I hereby certify, under the penalty of perjury that the above and foregoing is a true and correct copy of an original on deposit within the records of the City of Temecula, this 11th day of December 2013.
 SUSAN W. JONES, MMC, City Clerk
 by: 

903.2	Climatic, Topographical, Geological
903.2.11.1.1	Climatic, Topographical, Geological
903.3.1.3	Climatic
903.3.7	Climatic
903.4	Climatic
903.4.3	Climatic
903.4.4	Climatic
904.2.1	Climatic
905.3.12	Climatic
907.1.6	Climatic
907.1.7	Climatic
907.1.8	Climatic
907.2.19	Climatic
909.1.1	Climatic, Topographical
912.2.1	Climatic, Topographical
2303.2	Climatic, Topographical, Geological
2304.4.1	Climatic, Topographical, Geological
2306.2.2	Climatic, Topographical, Geological
2306.2.3	Climatic, Topographical, Geological
2306.2.3 Exception #2	Climatic, Topographical, Geological
2306.2.3 Exception #3	Climatic, Topographical, Geological
2306.2.4.1	Climatic, Topographical, Geological
3201.3	Climatic, Geological
3208.3	Climatic, Geological
2701.1	Climatic, Topographical, Geological
2701.5.2	Climatic, Topographical, Geological
3401.3	Climatic, Topographical, Geological
3405.1	Climatic, Topographical, Geological
5001.5.2	Climatic, Topographical, Geological
5301.2	Climatic, Topographical, Geological
5401.2	Climatic, Topographical, Geological
5801.2	Climatic, Topographical, Geological
6101.2	Climatic, Topographical, Geological
Appendix B, B105.1	Climatic, Topographical
Appendix B, B105.2	Climatic, Topographical
Appendix B, B105.3	Climatic, Topographical

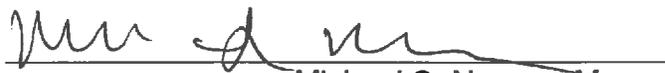
I hereby certify, under the penalty of perjury that the above and foregoing is a true and correct copy of an original on deposit within the records of the City of Tempe, this 11th day of December, 2013.
 by: SUSAN W. JONES, MMC, City Clerk


Appendix BB, BB105.1
 Appendix C, C102.1
 Appendix C, C105.1
 Appendix CC, CC102.1
 Appendix CC, CC105.1

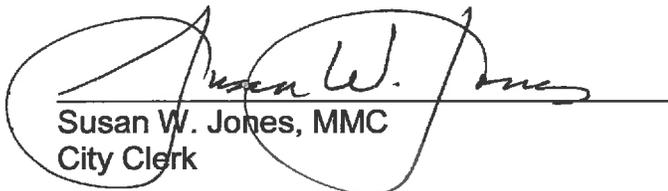
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Section 3. The City Clerk shall certify the adoption of this Resolution and cause a certified copy of the same and Ordinance No. 13-07 and Urgency Ordinance No. 13-08 to be forwarded to the California Building Standards Commission.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Temecula this 10th day of December, 2013.


 Michael S. Naggar, Mayor

ATTEST:


 Susan W. Jones, MMC
 City Clerk

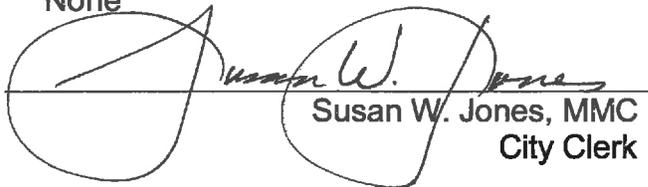
[SEAL]

STATE OF CALIFORNIA)
 COUNTY OF RIVERSIDE) ss
 CITY OF TEMECULA)

I, Susan W. Jones, MMC, City Clerk of the City of Temecula, do hereby certify that the foregoing Resolution No. 13-64 was duly and regularly adopted by the City Council of the City of Temecula at a meeting thereof held on the 10th day of December, 2013, by the following vote:

AYES:	4	COUNCIL MEMBERS:	Comerchero, Edwards, Roberts, Naggar
NOES:	0	COUNCIL MEMBERS:	None
ABSENT:	1	COUNCIL MEMBERS:	Washington
ABSTAIN:	0	COUNCIL MEMBERS:	None

I hereby certify, under the penalty of perjury that the above and foregoing is a true and correct copy of an original on deposit within the records of the City of Temecula, this 11th day of December, 2013.
 SUSAN W. JONES, MMC, City Clerk
 by: 


 Susan W. Jones, MMC
 City Clerk

ORDINANCE NO. 13-07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA ADOPTING BY REFERENCE THE 2013 EDITION OF THE CALIFORNIA FIRE CODE BASED ON THE 2012 INTERNATIONAL FIRE CODE, IN ITS ENTIRETY, REGULATING AND GOVERNING THE SAFEGUARD OF LIFE AND PROPERTY FROM FIRE AND EXPLOSION HAZARDS ARISING FROM THE STORAGE, HANDLING AND USE OF HAZARDOUS SUBSTANCES, MATERIALS AND DEVICES, AND FROM CONDITIONS HAZARDOUS TO LIFE OR PROPERTY IN THE OCCUPANCY OF BUILDINGS AND PREMISES IN THE CITY OF TEMECULA, INCLUDING CERTAIN AMENDMENTS, ADDITIONS, AND DELETIONS, AND PROVIDING FOR THE ISSUANCE OF PERMITS AND THE COLLECTION OF FEES

THE CITY COUNCIL OF THE CITY OF TEMECULA DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Chapter 15.16 of the Temecula Municipal Code, including all provisions of all codes adopted by reference therein, is hereby repealed provided, however, that such repeal shall not affect or excuse any violation occurring prior to the effective date of this Ordinance. A new Chapter 15.16 is hereby added to Title 15 of the Temecula Municipal Code to read as follows:

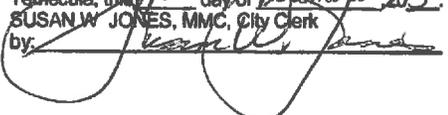
“Chapter 15.16 FIRE CODE

15.16.010 Code adopted.

The City of Temecula hereby adopts by reference the California Fire Code, 2013 Edition, as set forth in Part 9 of Title 24 of the California Code of Regulations, including Appendix Chapter 4, Appendices B, BB, C, CC and H, those portions of the 2012 Edition of the International Fire Code not adopted or amended in the California Fire Code, 2013 Edition, excluding Section 103, and California Fire Code Standards as adopted by the State, and the same shall be collectively known as the Fire Code of the City of Temecula. The provisions of the International Fire Code, International Fire Code Appendices, International Fire Code Standards, California Fire Code, and California Building Code Chapter 7A for materials and construction methods for exterior wild fire exposure, as appropriate, shall apply to all incorporated areas of the City of Temecula through ratification.

15.16.020 Amendments.

The following amendments, additions, and deletions are made to the international Fire Code, 2012 Edition, and the California Fire Code, 2013 Edition, as adopted by this Chapter:

I hereby certify, under the penalty of perjury that the above and foregoing is a true and correct copy of an original on deposit within the records of the City of Temecula, this 11th day of December, 2013.
SUSAN W. JONES, MMC, City Clerk
by: 

A.

CHAPTER 1 SCOPE AND ADMINISTRATION

Section 1.1.7.1 is amended to read as follows:

1.1.7.1 Differences. In the event of any differences between these building standards and the standard reference documents, the Temecula Municipal building standard shall govern.

B.

CHAPTER 2 DEFINITIONS

SECTION 202 – GENERAL DEFINITIONS is amended as follows:

Definitions to be added:

COMMON AREA. For the purposes of ADA compliance for visual notification, a Common area shall be a room, space, or element made available for use of a restricted group of people (example, occupants of a homeless shelter, the occupants of an office building, or the guests of such occupants). Common areas shall include restrooms, hallways, lobbies, meeting and conference rooms, classrooms, cafeterias, filing and photocopy rooms, employee break rooms, open office areas exceeding 300 square feet, examination and treatment rooms, and similar areas that are not used solely as employee work areas. Mechanical, electrical and telephone closets, janitor closets, and similar non-occupied spaces that are not common areas or assigned work areas are not required to have visual alarm devices

FIRE CHIEF OR CHIEF shall mean the Fire Chief of the City of Temecula, or her/his authorized representative(s).

HAZARDOUS FIRE AREA. means land other than state designated fire hazard severity zone and /or local designated FHSZ which is covered with grass, grain, brush, or forest, whether privately or publicly owned, which is so situated or is of such inaccessible location that a fire originating upon such land would present an abnormally difficult job of suppression or would result in great and unusual damage through fire or resulting erosion. Such areas are designated on the maps entitled 'Hazardous Fire Areas of Riverside County' on file in the office of the Clerk of this Board and in the office of the Fire Chief.

The definition of 'HIGH-RISE BUILDING' is amended to read as follows:

HIGH-RISE BUILDING. In other than a Group I-2 occupancies, "high rise buildings" as used in this code:

Existing high-rise structure. A high-rise structure, the construction of which is commenced or completed prior to July 1, 1974.

High-rise structure. Every building of any type of construction or occupancy located more than 75 feet above the lowest floor level of fire department vehicular access, except buildings used as hospitals as defined in the Health and Safety Code Section 1250. New buildings measuring from 55 feet to 75 feet above the lowest floor level of fire department vehicular access shall be enhanced with high-rise provisions as set forth in Section 508 of the Temecula Municipal Code.

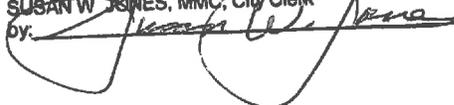
New high-rise building. A high-rise structure, the construction of which is commenced on or after July 1, 1974. For the purpose of this section, construction shall be deemed to have commenced when plans and specifications are more than 50 percent complete and have been presented to the local jurisdiction prior to July 1, 1974. Unless all provisions of this section have been met, the construction of such buildings shall commence on or before January 1, 1976.

New high-rise Structure. A high-rise structure, the construction of which is commenced on or after July 1, 1974.

MODEL ROCKET shall mean any toy or educational device that weighs not more than 500 grams, including the engine and any payload that is propelled by model rocket engines.

MODEL ROCKET ENGINE shall mean a commercially manufactured, non-reusable rocket propulsion device which constructed of a nonmetallic casing and solid propellant, wherein all of the ingredients are self-contained so as not to require mixing or handling by the user and which have design and construction characteristics determined by the State Fire Marshal to provide a reasonable degree of safety to the user.

MOTOR VEHICLE includes, but is not limited to, a vehicle, machine, tractor, trailer or semi-trailer, or any combination thereof, propelled or drawn by mechanical power and used upon the highways in the transportation of passengers or property. It does not include a vehicle, locomotive or car operated exclusively on a rail or rails, or a trolley bus operated by electric power derived from a fixed overhead wire, furnishing local passenger transportation similar to street-railway service. The term "motor vehicle" also includes freight containers or cargo tank used, or intended for use, in connection with motor vehicles. 49 CFR Pt. 171.8 (October 2002).

I hereby certify, under the penalty of perjury that the above and foregoing is a true and correct copy of an original on deposit within the records of the City of Temecula, this 4th day of December, 2013.
SUSAN W. JONES, MMC, City Clerk
By: 

C.

CHAPTER 3 GENERAL REQUIREMENTS

Section 309.7 is added to read as follows:

309.7 Spill Containment. Each rack of batteries or group of racks shall be provided with a liquid tight 4 inch spill control barrier which extends at least 1 inch beyond the battery rack in all directions.

D.

CHAPTER 5 FIRE SERVICE FEATURES

Section 501.4 is amended to read as follows:

501.4 Timing of installation. Fire apparatus access roads and a water supply for fire protection is will be installed, and made serviceable prior to and during the time of construction. Temporary street signs shall be installed at each street intersection when construction of new roadways allow passage by vehicles in accordance with Section 505.2

Section 503.1 is amended to read as follows:

503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Section 503.1.1 through 503.1.3. The City of Temecula Fire Department shall be the only authority authorized to designate fire lanes.

Subsections 503.1.1.1 is added to read as follows:

503.1.1.1 Fences. When fences and other obstructions are installed that cause the distance from an approved fire department access road to exceed the maximum distance allowed in Section 503, a gate shall be provided in the fence to maintain the required fire department access or additional fire protection as specified in Section 901.4.4. The gate shall be a minimum four (4) feet in width and be equipped with a key box and or lock accessible from both sides in accordance with Section 506.

Section 503.2.1 is amended to read as follows:

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 24-feet, for single family dwellings, multifamily, commercial, and industrial, with an unobstructed vertical clearance of not less than 13-feet 6-inches.

Exception: Custom home lots driveway access shall be a minimum of 20-foot in width, rather than 24-feet.

Section 503.2.3 is amended to read as follows:

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be with a surface so as to provide all-weather driving capabilities. Access roads shall be 80,000 lbs. GVW with a minimum of AC thickness of .25 feet. In accordance with Section 3310.1, prior to building construction all locations where structures are to be built shall have fire apparatus access roads.

Section 503.2.4 is amended to read as follows:

503.2.4 Turning radius. The required turning radius of a fire apparatus access road for commercial, multi-family residential and industrial buildings shall have an outside turning radius of a minimum forty-five (45) feet. For single-family residential, the required outside turning radius of a fire apparatus access roads shall be a minimum of a thirty-eight (38) feet.

Section 503.2.5 is amended to read as follows:

503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150-feet in length shall be provided with an approved area for turning around fire apparatus. The maximum length of a dead end road or cul-de-sac shall not exceed 1320 feet, if exceeded then a second access point is required for fire access.

Section 503.2.7 is amended to read as follows:

503.2.7 Grade. The grade of the fire apparatus access road shall be within the limits established by the Fire Chief based on the fire department's apparatus, however, no grade shall exceed 15 percent. Grade transitions shall not exceed the City of Temecula's Fire Department apparatus maximum approach and departure angles as determined by the Fire Chief.

Section 503.2.9 is added to read as follows:

503.2.9 Loading areas and passage drop-off areas. On private property, where fire apparatus access roads are utilized for loading or unloading zones or are utilized for passenger drop-off or pick-up, an additional eight (8) feet of width shall be added to the fire apparatus access road the length of the loading or drop-off zone. This width shall be in addition to the minimum required access road width.

Section 503.3 is amended to read as follows:

503.3 Marking. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING – FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated

shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. Fire apparatus access roads shall be identified by curbs painted red on both the top and face along the entire length of the fire apparatus access road. Where no curb exists or a rolled curb is installed, a 6 inch wide red stripe or approved posted signs applied to the full length of the fire apparatus access road shall be installed. Signs shall be placed every 50-feet.

Section 504.1 is amended to read as follows:

504.1 Required access. Exterior doors and openings required by this code or the California Building Code shall be maintained readily accessible for emergency access by the fire department. An approved access walkway leading from fire apparatus access roads to exterior openings shall be provided when required by the fire code official. Finished grade is to be flat and accessible on all sides of the building where ground ladder access is the only means to reach the highest point on the building from the exterior. Distance from the building shall be flat and shall be determined by the Fire Chief. Obstructions will not be placed as to interfere with ground ladder placement.

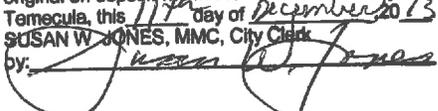
Section 505.1 is amended to read as follows:

505.1 Address identification. New and existing buildings shall 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 shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Commercial, multi-family residential and industrial buildings shall have a minimum of twelve (12) inch numbers with suite numbers being a minimum of six (6) inches in size. All suites shall have a minimum of six (6) inch high letters and/or numbers on both the front and rear doors. Single family residences and multi-family residential units shall have four (4) inch letters and/or numbers, as approved by the Fire Prevention Bureau. Address numbers shall be maintained.

EXCEPTION: Building address numbers within the Tourist Retail Core (TRC) of the Old Town Specific Plan, are permitted to be a minimum of eight (8) inches in size.

Section 505.3 is added to read as follows:

505.3 Multiple buildings at a single address. Each building shall display its specific alphabetic or numerical designation that shall be clearly distinguishable from the fire apparatus access road.

I hereby certify, under the penalty of perjury that the above and foregoing is a true and correct copy of an original on deposit within the records of the City of Tarnecula, this 11th day of December, 2013
SUSAN W. JONES, MMC, City Clerk
by: 

Section 507.1 is amended to read as follows:

Section 507.1 Required Water Supply.

An approved permanent water supply capable of supplying the required fire flow for fire protection shall be provided prior to the commencement of construction to all premises upon which buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. Water supplies for fire protection and hydrants shall be in accordance with Appendix B, Appendix BB, Appendix C and Appendix CC.

Section 507.3 is amended to read as follows:

507.3 Fire Flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by Appendix B or Appendix BB.

Section 507.5.5 is amended to read as follows:

507.5.5 Clear space around hydrants. A 3-foot clear space shall be maintained around the circumference of fire hydrants, fire department inlet connections, post indicator valves, OS&Y valves and other fire department appurtenances.

Sections 507.5.7 and 507.5.8 are added to read as follows:

507.5.7 Hydrant identification. Hydrant locations shall be identified by the installation of reflective markers (blue dots).

507.5.8 Fire Hydrants Size and Outlets. Fire Hydrant size and number of outlets shall be required as determined by the fire code official.

Super Hydrant - Standard
One 4" Outlet, and Two, 2 ½ "Outlets

Super Hydrant - Enhanced
Two, 4" Outlets, and One 2 ½ "Outlet

Section 508.1 is amended to read as follows:

508.1 General. Where required by other sections of this code and in all buildings classified as high-rise buildings by the California Building Code and Group I-2 occupancies having floors located more than 75-feet above the lowest level of fire department vehicle access, a fire command center for fire department operations shall be provided and shall comply with Sections 508.1.1 through 508.1.5. For buildings between 55 to 75 feet in height, a fire command center for fire department operations shall be provided and shall comply with Sections 508.1.1 through 508.1.5.

Section 508.1.2 is amended to read as follows:

508.1.2 Separation. The Fire Command Center shall be separated from the remainder of the building by not less than a 2-hour fire barrier constructed in accordance with section 707 of the California Building Code or horizontal assembly constructed in accordance with Section 711 of the California Building Code, or both. The command center will have exterior access.

Section 508.1.6 is added to read as follows:

508.1.6 Fire Command Center Identification. The fire command center shall be identified by permanent easily visible sign stating 'Fire Dept. Command Center', located on the door to the fire command center.

Section 509.3 is added to read as follows:

509.3 Fire sprinkler system riser room. Risers shall not be obstructed in any manner. The fire system riser is to be provided with eighteen (18) inch clearance to each side and to the front of the system riser. Access shall be provided by means of a door with the minimum dimensions two (2) feet six (6) inches wide by six (6) feet eight (8) inches tall from the exterior of the building directly to the riser as approved by the Chief. The fire system riser room shall not share with any other equipment (ie, mechanical, electrical, etc.). The main fire alarm control panel will also be placed in the fire sprinkler riser room.

E.

CHAPTER 6 BUILDING SERVICES AND SYSTEMS

Section 601.3 is added to read as follows:

601.3 Construction Documents. Construction documents shall be submitted to the Temecula fire Department prior to the installation or modification of stationary lead-acid battery systems, valve-regulated lead-acid battery systems, mechanical refrigeration, solar photovoltaic power systems and commercial kitchen hoods.

Section 606.8 is amended to read as follows:

606.8 Refrigerant detectors. Machinery rooms that use refrigerant shall have a refrigerant detector with audible and visual alarms. The alarm signaling devices shall comply with the audible and visual requirements from NFPA72. The detector, or a sampling tube that draws air into to the detector, shall be located in an area where a refrigerant from a leak may be expected to concentrate. The alarm shall be actuated at a value not greater than the corresponding TLV-TWA values shown in the California Mechanical Code for the refrigerant classification. Detectors and alarms shall be placed in one or more locations to assure notification of all occupants. Emergency shutoff shall be automatically activated

when the concentration of refrigerant vapor exceeds 25% of LFL. The detector shall transmit a signal to an approved location.

Section 606.10.1.2 is amended to read as follows:

Section 606.10.1.2 Manual Operation. When required by the fire code official, automatic crossover valves shall be capable of manual operation. The manual valve shall be located in an approved location immediately outside of the machinery room in a secure metal box or equivalent and marked as Emergency Controls.

Section 608.5.8 is added to read as follows:

608.5.3 Spill Containment. Each rack of batteries or group of racks shall be provided with a liquid tight 4 inch spill control barrier which extends at least 1 inch beyond the battery rack in all directions.

F.

CHAPTER 9 FIRE PROTECTION SYSTEMS

Section 901.2.2 is added to read as follows:

901.2.2 As-built/Revised documents. Three (3) sets of as-built/revised drawings shall be submitted to the fire department for approval prior to final of any permits. As-builts/Revised drawings will not have redlines shown on them.

Section 901.3.1 is added to read as follows:

901.3.1 Modifications. No person shall remove or modify any fire protection system installed or maintained under the provisions of the California Fire Code without approval by the Fire Code Official.

Section 901.6 is amended to read as follows:

901.6 Inspection, testing and maintenance. Fire detection, alarm and extinguishing systems, mechanical smoke exhaust systems, and smoke and heat vents shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. It shall be the responsibility of the owner to ensure that these requirements are met. Nonrequired fire protection systems and equipment shall be inspected, tested and maintained or removed. Prior to the removal of any fire protection system, a permit shall be obtained from the Fire Department.

Sections 903.1.2, 903.1.3 and 903.1.4 are added to read as follows:

903.1.2 New tenants and new occupancies. All new tenants and new occupancies hereafter constructed, which exceeds 3,600 square feet shall have an approved automatic fire sprinkler system installed throughout therein.

903.1.3 Existing occupancies. All existing occupancies to which additions are made, where either the addition itself or the building and the addition in total exceeds 3,600 square feet, shall have an approved automatic fire sprinkler system installed throughout therein.

903.1.4 Change of use or occupancy. Change of Use or Occupancy that exceeds 3,600 square shall have an approved automatic fire sprinkler system installed throughout therein.

Section 903.2 is amended to read as follows:

903.2 Where required. Approved automatic sprinkler systems shall be installed in all occupancies and locations greater than 3,600 square feet. These requirements supersede the requirements set forth in sections 903.2.1 through 903.2.11.

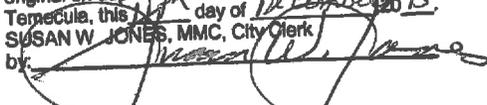
Section 903.2.11.1.1 is amended to read as follows:

903.2.11.1.1 Opening dimension and access. Openings shall have a minimum dimension of not less than 36 inches. Such openings shall be accessible to the fire department from the exterior and shall not be obstructed in a manner that the firefighting or rescue cannot be accomplished from the exterior.

Section 903.3.1.3 is amended to read as follows:

903.3.1.3 NFPA 13D sprinkler systems. Automatic sprinkler systems installed in one- and two-family dwellings, Group R-3 and R-4 congregate living facilities and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D and 1 through 5.

1. Sprinklers shall be installed in attached garages in accordance with Chapter 8 of NFPA 13D and amendments in Chapter 80 of the California Fire Code.
2. At least one intermediate temperature sprinkler shall be provided to protect any fuel fired equipment located in the attic space.
3. At least one intermediate temperature sprinkler shall be located above any attic access panels.
4. Local waterflow alarms shall be provided on all sprinkler systems.

I hereby certify, under the penalty of perjury that the above and foregoing is a true and correct copy of an original on deposit within the records of the City of Temecula, this 13 day of December 2013.
SUSAN W. JONES, MMC, City Clerk
by: 

5. All underground fire sprinkler water supply piping shall be inspected, and flushed prior to connection to any overhead sprinkler piping.

Section 903.3.7 is amended to read as follows:

903.3.7 Fire department connections. The location of the fire department connections shall be approved by the fire code official and shall be located within 40-feet from the building it serves. The fire department connection height shall not be less than 36 inches or more than 48 inches above grade to the inlets.

Section 903.4 is amended to read as follows:

903.4 Sprinkler system supervision and alarms. All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures, and water-flow switches on all sprinkler systems shall be electrically supervised by a listed fire alarm control unit regardless of the number of sprinkler heads including interior and exterior valves regardless of location or floor.

Exceptions:

1. Automatic sprinkler systems protecting one- and two-family dwellings.

2 through 7 are deleted.

Section 903.4.3 is amended to read as follows:

903.4.3 Floor Control Valves. Approved supervised indication control valves shall be provided at the point of connection to the riser in all buildings. Valve locations will be placed in the fire sprinkler riser room on each riser.

Section 903.4.4 is added to read as follows:

903.4.4 Pull Station. A minimum of one (1) manual pull station shall be provided at each automatic fire sprinkler system riser location.

Section 904.2.1 is amended to read as follows:

904.2.1 Commercial hood and duct systems. Each required commercial kitchen exhaust hood and duct system required by Section 609 to have a Type 1 hood shall be protected with an approved automatic fire-extinguishing system installed in accordance with this code. All automatic fire-extinguishing systems will be required to be monitored by the fire alarm/sprinkler monitoring system. If a fire alarm/sprinkler monitoring system is not present, one will be required to be installed to provide monitoring for the automatic fire-extinguishing system.

Section 905.3.12 is added to read as follows:

905.3.12 High-rise Building Standpipes. Standpipe risers shall be combination standpipe/sprinkler risers using a minimum pipe size of 6 inch. Shut-off valves and water-flow devices shall be provided on each floor at the sprinkler system connection to each standpipe. Two, four-way fire department connections serving combination systems shall be separated from each other and located at opposite sides of the building or as determined by the Fire Code Official. At least one of the fire department connections shall be connected to the riser above a riser isolation valve.

Sections 907.1.6, 907.1.7 and 907.1.8 are added to read as follows:

907.1.6 Fire Alarm Control Panel (FACP). The main fire alarm control panel shall be located in the same room as, and sharing the same access as the fire sprinkler riser. The FACP shall have a minimum 36 inches of face clearance and 6 inches side clearance from any other wall or equipment.

907.1.7 Notification Device. New tenant spaces and new occupancy buildings shall require alarm notification devices. For multi-tenant buildings, an alarm notification device shall be placed in each tenant suite. For existing buildings with new tenants an alarm notification device shall be required in each tenant space. For existing buildings that are not equipped with a fire alarm system or sprinkler monitoring system, new tenants or owners shall be required to install the appropriate type of alarm system.

907.1.8 Duct Detectors. Duct detectors in individual tenant spaces of multi-tenant buildings shall be powered from the main building alarm power supply.

Section 907.2.19 is amended to read as follows:

907.2.19 Deep underground buildings. All underground buildings shall be equipped throughout with a manual fire alarm system, including an emergency voice/alarm communication system installed in accordance with section 907.5.2.2.

Section 909.1.1 is added to read as follows:

909.1.1 High rise buildings. When required by the Fire Chief an approved smoke control system shall be installed for high-rise buildings in accordance to Section 909.

Section 912.2.1 is amended to read as follows:

912.2.1 Visible location. Fire department connections shall be located on the front access of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire code

official. The location of fire department connections shall be approved and installed as follows:

1. Within 50-feet of an approved roadway or driveway with a minimum 40-foot distance from the building it supplies and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects including buildings, fences, posts, plantings, or other fire department connections and or otherwise approved by the Fire Code Official.
2. Within 50-feet of an approved hydrant.
3. So that the inlet height shall not be less than 36 inches or more than 48 inches above grade.
4. Guard posts or other approved means may be required to protect fire department inlet connections from vehicular damage.

G.

CHAPTER 23 MOTOR FUEL-DISPENSING FACILITIES AND REPAIR GARAGES

Section 2303.2 is amended to read as follows:

2303.2 Emergency disconnect switches. An approved, clearly identified and readily accessible emergency disconnect switch shall be provided at an approved location to stop the transfer of fuel to the fuel dispensers in the event of a fuel spill or other emergency. An emergency disconnect switch for exterior fuel dispensers shall be located within 100-feet of, but not less than 20-feet from, the fuel dispensers. For interior fuel-dispensing operations, the emergency disconnect switch shall be installed in an approved location. Such devices shall be distinctly labeled as: EMERGENCY FUEL SHUTOFF. Signs shall be provided in approved locations and letters shall not be less than 3 inches (76.2 mm) in height and ½ inches (12.7 mm) in stroke.

Section 2304.4.1 is amended to read as follows:

2304.4.1 Approved containers required. Class I, II and IIIA liquids shall not be dispensed into a portable container unless such container does not exceed 6-gallon capacity, is listed or of approved material and construction, and has a tight closure with screwed or spring-loaded cover so designed that the contents can be dispensed without spilling. Liquids shall not be dispensed into portable tanks or cargo tanks. It shall be unlawful to sell, offer for sale or distribute any container for the storage and/or handling of flammable liquids, unless such container has been approved for such purpose under applicable provisions of this code

Section 2306.2.2 is amended to read as follows:

2306.2.2 Above-ground tanks located inside buildings. Above-ground tanks for the storage of Class I, II and IIIA liquid fuels are allowed to be located in buildings. Such tanks shall be located in special enclosures complying with Section 2306.2.6, in a liquid storage room or a liquid storage warehouse complying with Chapter 57, and shall be listed and labeled as protected above ground tanks.

Section 2306.2.3 is amended to read as follows:

2306.2.3 Above-ground tanks located outside, above grade. Above ground tanks shall not be used for the storage of Class I, II or IIIA liquid motor fuels except as provided by this section.

1. [No Changes]
2. Above-ground tanks used for above grade storage of Class II or IIIA liquids shall be listed and labeled as protected above-ground tanks and shall be installed in accordance with Chapter 57. Tank locations shall be in accordance with Table 2306.2.3.
3. Tanks containing Class I liquids shall not exceed 12,000 gallons in individual capacity or 12,000 gallons in aggregate capacity. Installations with the maximum allowable aggregate capacity shall be separated from other such installations by not less than 100-feet.
4. [No Changes]
5. [No Changes]

Section 2306.2.4.1 is amended to read as follows:

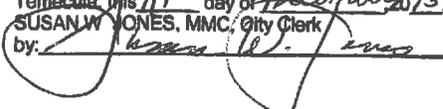
2306.2.4.1 Tank capacity limits. Tanks storing Class I liquids at an individual site shall be limited to a maximum individual capacity of 12,000 gallons and an aggregate capacity of 12,000 gallons. Tanks storing Class II and IIIA liquids at an individual site shall be limited to a maximum individual capacity of 12,000 gallons and an aggregate capacity of 48,000 gallons.

H.

CHAPTER 32 HIGH PILED COMBUSTIBLE STORAGE

Section 3201.3, Item #7, is amended to read as follows:

7. Location and classification of commodities in accordance with Section 2303 and NFPA 13.

I hereby certify, under the penalty of perjury that the above and foregoing is a true and correct copy of an original on deposit within the records of the City of Temecula, this 11th day of December, 2013.
SUSAN W. JONES, MMC, City Clerk
by: 

Section 3208.3 is amended to read as follows:

3208.3 Flue spaces. Flue spaces shall be provided in accordance with Table 3208.3. Required flue spaces shall be maintained. In double row racks a pallet/commodity stop shall be provided along the longitudinal flue space at each level. The stop shall be steel or other ferrous material ¼" thick and in the mounted position shall extend a minimum of 4-inches above the shelves or cross member, or other method approved by the authority having jurisdiction.

I.

CHAPTER 34 TIRE REBUILDING AND TIRE STORAGE

Section 3401.3 is added to read as follows:

3401.3 Site plans. At the time of permit application for storing tires outdoors, a site plan shall be submitted to the fire code official identifying the location and dimensions of tire storage areas, tire pile dimensions and height, distance from buildings and property lines, width and location of aisles, and fire apparatus access roads

Section 3405.1 is amended to read as follows:

3405.1 Individual piles. Tire storage shall be restricted to individual piles that are 20 feet wide by 150 feet long. Pile width shall not exceed 20 feet. Piles shall not exceed 10 feet in height. Tires shall be placed on solid, level ground.

Sections 3405.10 and 3405.11 are added to read as follows:

3405.10 Dead-End Aisles. No dead-end aisles shall be allowed within the facility.

3405.11 Stacking. The method of stacking shall be solid piles in an orderly stable array to be determined by the Fire Code Official

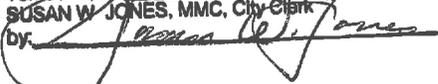
J.

CHAPTER 50 HAZARDOUS MATERIALS – GENERAL PROVISIONS

Section 5001.1 is amended by deleting Exception no. 9.

Section 5001.5.2 is amended to read as follows:

5001.5.2 Hazardous Materials Inventory Statement (HMIS). Where required by Section 105.6 and 105.7 an application for a permit shall include an HMIS, such as Superfund Amendments and Reauthorization Act of 1986 (SARA) Title III, Tier II Report, and the City of Temecula Fire Department Chemical Classification Reporting Package. A permit shall be completed and approved

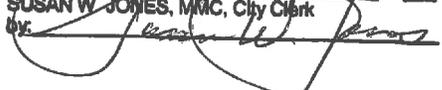
I hereby certify, under the penalty of perjury that the above and foregoing is a true and correct copy of an original on deposit within the records of the City of Temecula, this 11th day of December 2013.
SUSAN W. JONES, MMC, City Clerk
by: 

prior to approval of architectural and system plans, and/or storage, use or handling of chemicals on the premises. The HMIS for the City of Temecula Fire Department shall include the following information:

1. Common or Trade Name: This is the name of the chemical or product as it appears on the container label.
2. Chemical Name(s) and percentage (%): This is the technical name for the pure chemical. If the chemical is a mixture, list the components of the mixture with their percentage composition. If it is a pure chemical, list the percent concentration, e.g. sulfuric acid--50%.
3. Chemical Abstract Service (CAS) number. The Chemical Abstract number can sometimes be found on the Material Safety Data Sheet. If not, a chemical manual should provide this information. A CAS number must be provided for each component of mixtures.
4. Material form: Is the product a solid, liquid or gas? Solids shall be reported in pounds, liquid reported in gallons, and gases reported in cubic feet. Liquefied petroleum gases and cryogenic liquids must be converted to gallons.

Aerosols must be reported in pounds and classified as Level 1, 2, or 3 based on the flammability of the propellant and the product. However, the quantity of nonflammable/combustible components in the aerosol must be reported in gallons, e.g., .016 gallons (2 ounces) of tetramethrin in "Combat Fogger", the .016 gallons of tetramethrin must also be included in the summary for that/those hazard class(es).

5. Quantity Stored: The amount in storage within unopened containers in the building or area.
6. Quantity in Use: The amount in use in the process/dispensing area(s) of the building. Also, indicate whether the amount in use is in an open or closed system(s)
7. Location: Is the product in a cabinet, lab room, high-piled rack system, open vat, etc.
8. Hazard Class(es): All hazard classifications for the chemical must be listed. There may be several applicable classifications.
9. A color coded floor plan is required with all hazardous materials inventory statement reports. The floor plan needs to show locations of all the chemicals being stored, whether they are in use, storage or packaged for retail sales. The floor plan needs to be color coded for the different

I hereby certify, under the penalty of perjury that the above and foregoing is a true and correct copy of an original on deposit within the records of the City of Temecula, this 17th day of December 2013.
SUSAN W. JONES, M.M.C., City Clerk
by: 

chemicals that are stored. If the commodities are stored on racks, please show the racks on the floor plan with the commodity location on the racks.

K.

CHAPTER 53 COMPRESSED GASSES

Section 5301.2 is amended to read as follows:

5301.2 Permits. Permits shall be required as set forth in Sections 105.6 and 105.7.

Section 5301.3 is added to read as follows:

5301.3 Construction documents. Construction documents shall be submitted to the fire code official for approval prior to the installation or modification of compressed gas systems.

L.

CHAPTER 54 CORROSIVE MATERIALS

Section 5401.2 is amended to read as follows:

5401.2 Permits. Permits shall be required as set forth in Sections 105.6 and 105.7.

Section 5403.3 is added to read as follows:

5401.3 Construction documents. Prior to the installation or modification of piping, systems or tanks containing corrosive materials or the installation or modification of storage rooms for corrosive materials, construction documents shall be submitted to the authority having jurisdiction for approval

M.

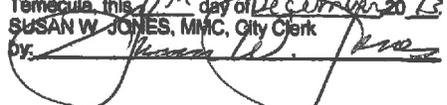
CHAPTER 58 FLAMMABLE GASES

Section 5801.2 is amended to read as follows:

5801.2 Permits. Permits shall be required as set forth in Sections 105.6 and 105.7.

Section 5801.3 is added to read as follows:

5801.3 Construction documents. Prior to the installation or modification of piping, systems or tanks containing flammable gases or the installation or

I hereby certify, under the penalty of perjury that the above and foregoing is a true and correct copy of an original on deposit within the records of the City of Tarnecula, this 17th day of December 2013.
SUSAN W. JONES, MMC, City Clerk
by: 

modification of storage rooms for flammable gases, construction documents shall be submitted to the Authority Having Jurisdiction for approval.

N.

CHAPTER 61 LIQUIFIED PETROLEUM GASES

Section 6101.2 is amended to read as follows:

6101.2 Permits. Permits shall be required as set forth in Section 105.6 and 105.7.

Distributors shall not fill an LP-gas container for which a construction permit is required until the installation has been inspected and approved by the fire code official.

Section 6101.4 is added to read as follows:

6101.4 Operational Permit. An operational permit is required to operate an LP-Gas container with an aggregate water capacity of more than 2,000 gallons or to use an open flame (flare) to dispose of LP Gas from a container.

Section 6109.16 is added to read as follows:

6109.16 Idle Cylinders. Cylinders in storage, in any amount, awaiting use shall be stored outside of Group A occupancies.

O.

APPENDICIES

1. Appendix B

Section B105.1 is amended to read as follows:

B105.1 One- and two-family dwellings. The minimum fire-flow requirements for one- and two-family shall not be less than 2,000 gpm @ 20 psi residual pressure for a 2 hour duration. Fire hydrant locations and distribution shall be in accordance with Appendix C.

Delete Exception.

Section B105.2 is amended to read as follows:

B105.2 Buildings other than one- and two-family dwellings. The minimum fire flow and flow duration for Commercial, Retail and Multi Family buildings shall have water mains capable of delivering a fire flow of not less than 4,000 gpm @

20psi residual pressure for a 4-hour duration. Fire hydrant locations and distribution shall be in accordance with Appendix C.

Delete Exceptions.

Section B105.3 is added to read as follows:

B105.3 Industrial Buildings. Industrial developments shall have water mains capable of delivering a fire flow of not less than 6,000 gpm @ 20psi residual pressure for a 4-hour duration. Fire hydrant locations and distribution shall be in accordance with Appendix C.

2. Appendix BB

Section BB105.1 is amended to read as follows:

BB105.1. The minimum fire flow duration for school buildings shall have water mains capable of delivering a fire flow of not less than 4,000 gpm @ 20psi residual pressure for a 4-hour duration. Fire hydrant locations and distribution shall be in accordance with Appendix CC.

Delete Exception.

3. Appendix C

Section C102.1 is amended to read as follows:

C102.1 Fire hydrant locations. Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets. Fire hydrants used or installed for the frontage requirements as stated by Table C105.1 shall be on the building side of fire department access roads and adjacent public streets

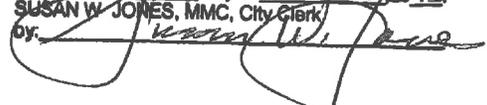
Table C105.1, Footnote c is amended to read as follows:

c. Where new water mains serving one and two-family residential developments, super fire hydrants shall be provided at spacing not to exceed 500 feet along the tract boundary for transportation hazards. Water mains serving multi-family, commercial and industrial developments, super or enhanced fire hydrants as determined by the Fire Code official shall be provided at spacing not to exceed 350 feet of frontage for transportation hazards.

4. Appendix CC

Section CC102.1 is amended to read as follows:

CC102.1 Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets. Fire hydrants used or installed for the frontage

I hereby certify, under the penalty of perjury that the above and foregoing is a true and correct copy of an original on deposit within the records of the City of Temecula, this 13th day of December 2013
SUSAN W. JONES, MMC, City Clerk
By: 

requirements as stated by Table CC105.1 shall be on the building side of fire department access roads and adjacent public streets.

Table CC105.1, Footnote c is amended to read as follows:

c. Where new water mains serving one and two-family residential developments, super fire hydrants shall be provided at spacing not to exceed 500 feet along the tract boundary for transportation hazards. Water mains serving multi-family, commercial and industrial developments, super or enhanced fire hydrants as determined by the Fire Code official shall be provided at spacing not to exceed 350 feet of frontage for transportation hazards.

15.16.030 Penalties for violation.

It shall be unlawful for any person, firm, corporation or association of persons to violate any provision of this Chapter, or to violate the provisions of any permit granted pursuant to this Chapter. Any person, firm, corporation or association of persons violating any provision of this Chapter or the provisions of any permit granted pursuant to this Chapter, shall be deemed guilty of a misdemeanor unless specifically designated as an infraction. Such person or entity shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Chapter or the provisions of any permit granted pursuant to this Chapter, is committed, continued, or permitted.

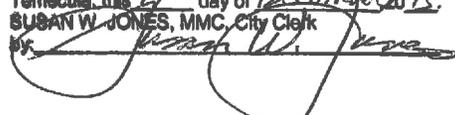
Violations shall be punishable as provided in Chapters 1.20, 1.21, and 1.24 of the Temecula Municipal Code. Payment of any fine or penalty herein shall not relieve a person or entity from the responsibility for correcting the violation.

15.16.040 Civil Remedies Available.

The violation of any of the provisions of this Chapter shall constitute a nuisance and may be abated by the City through civil process by means of restraining order, preliminary or permanent injunction or in any other manner provided by law for the abatement of such nuisances."

Section 2. Severability.

If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. This City Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the Ordinance be enforced.

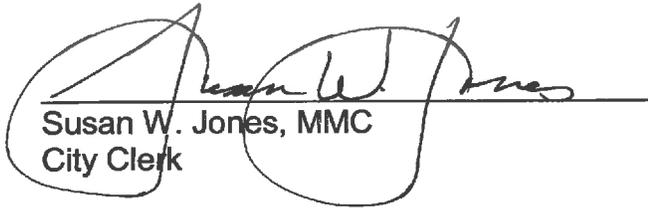
I hereby certify, under the penalty of perjury that the above and foregoing is a true and correct copy of an original on deposit within the records of the City of Temecula, this 11th day of December 2013.
SUSAN W. JONES, MMC, City Clerk
By: 

Section 3. The City Clerk shall certify to the adoption of this Ordinance and shall cause the same to be published as required by law.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Temecula this 10th day of December, 2013.


Michael S. Naggar, Mayor

ATTEST:

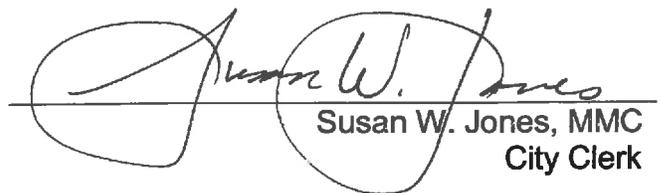

Susan W. Jones, MMC
City Clerk

[SEAL]

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss
CITY OF TEMECULA)

I, Susan W. Jones, MMC, City Clerk of the City of Temecula, do hereby certify that the foregoing Ordinance No. 13-07 was duly introduced and placed upon its first reading at a meeting of the City Council of the City of Temecula on the 12th day of November, 2013, and that thereafter, said Ordinance was duly adopted by the City Council of the City of Temecula at a meeting thereof held on the 10th day of December, 2013, by the following vote:

AYES:	4	COUNCIL MEMBERS:	Comerchero, Edwards, Roberts, Naggar
NOES:	0	COUNCIL MEMBERS:	None
ABSENT:	1	COUNCIL MEMBERS:	Washington
ABSTAIN:	0	COUNCIL MEMBERS:	None


Susan W. Jones, MMC
City Clerk

I hereby certify, under the penalty of perjury that the above and foregoing is a true and correct copy of an original on deposit within the records of the City of Temecula this 17th day of December 2013.
SUSAN W. JONES, MMC, City Clerk
by 

URGENCY ORDINANCE NO. 13-08

AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA ADOPTING BY REFERENCE THE 2013 EDITION OF THE CALIFORNIA FIRE CODE, IN ITS ENTIRETY, BASED ON THE 2012 INTERNATIONAL FIRE CODE, AND PORTIONS OF THE INTERNATIONAL FIRE CODE, 2012 EDITION, REGULATING AND GOVERNING THE SAFEGUARD OF LIFE AND PROPERTY FROM FIRE AND EXPLOSION HAZARDS ARISING FROM THE STORAGE, HANDLING AND USE OF HAZARDOUS SUBSTANCES, MATERIALS AND DEVICES, AND FROM CONDITIONS HAZARDOUS TO LIFE OR PROPERTY IN THE OCCUPANCY OF BUILDINGS AND PREMISES IN THE CITY OF TEMECULA, INCLUDING CERTAIN AMENDMENTS, ADDITIONS, AND DELETIONS, PROVIDING FOR THE ISSUANCE OF PERMITS AND THE COLLECTION OF FEES, AND DECLARING THE URGENCY THEREOF

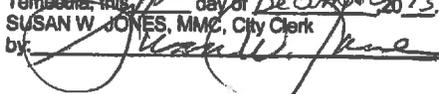
THE CITY COUNCIL OF THE CITY OF TEMECULA DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Chapter 15.16 of the Temecula Municipal Code, including all provisions of all codes adopted by reference therein, is hereby repealed provided, however, that such repeal shall not affect or excuse any violation occurring prior to the effective date of this Ordinance. A new Chapter 15.16 is hereby added to Title 15 of the Temecula Municipal Code to read as follows:

“Chapter 15.16 FIRE CODE

15.16.010 Code adopted.

The City of Temecula hereby adopts by reference the California Fire Code, 2013 Edition, as set forth in Part 9 of Title 24 of the California Code of Regulations, including Appendix Chapter 4, Appendices B, BB, C, CC and H, those portions of the 2012 Edition of the International Fire Code not adopted or amended in the California Fire Code, 2013 Edition, excluding Section 103, and California Fire Code Standards as adopted by the State, and the same shall be collectively known as the Fire Code of the City of Temecula. The provisions of the International Fire Code, International Fire Code Appendices, International Fire Code Standards, California Fire Code, and California Building Code Chapter 7A for materials and construction methods for exterior wild fire exposure, as appropriate, shall apply to all incorporated areas of the City of Temecula through ratification.

I hereby certify, under the penalty of perjury that the above and foregoing is a true and correct copy of an original on deposit within the records of the City of Temecula, this 11th day of December, 2013.
SUSAN W. JONES, MMC, City Clerk
by: 

15.16.020 Amendments.

The following amendments, additions, and deletions are made to the International Fire Code, 2012 Edition, and the California Fire Code, 2013 Edition, as adopted by this Chapter:

A.

CHAPTER 1 SCOPE AND ADMINISTRATION

Section 1.1.7.1 is amended to read as follows:

1.1.7.1 Differences. In the event of any differences between these building standards and the standard reference documents, the Temecula Municipal building standard shall govern.

B.

CHAPTER 2 DEFINITIONS

SECTION 202 – GENERAL DEFINITIONS is amended as follows:

Definitions to be added:

COMMON AREA. For the purposes of ADA compliance for visual notification, a Common area shall be a room, space, or element made available for use of a restricted group of people (example, occupants of a homeless shelter, the occupants of an office building, or the guests of such occupants). Common areas shall include restrooms, hallways, lobbies, meeting and conference rooms, classrooms, cafeterias, filing and photocopy rooms, employee break rooms, open office areas exceeding 300 square feet, examination and treatment rooms, and similar areas that are not used solely as employee work areas. Mechanical, electrical and telephone closets, janitor closets, and similar non-occupied spaces that are not common areas or assigned work areas are not required to have visual alarm devices

FIRE CHIEF OR CHIEF shall mean the Fire Chief of the City of Temecula, or her/his authorized representative(s).

HAZARDOUS FIRE AREA. means land other than state designated fire hazard severity zone and /or local designated FHSZ which is covered with grass, grain, brush, or forest, whether privately or publicly owned, which is so situated or is of such inaccessible location that a fire originating upon such land would present an abnormally difficult job of suppression or would result in great and unusual damage through fire or resulting erosion. Such areas are designated on the maps entitled 'Hazardous Fire Areas of Riverside County' on file in the office of the Clerk of this Board and in the office of the Fire Chief.

The definition of 'HIGH-RISE BUILDING' is amended to read as follows:

HIGH-RISE BUILDING. In other than a Group I-2 occupancies, "high rise buildings" as used in this code:

Existing high-rise structure. A high-rise structure, the construction of which is commenced or completed prior to July 1, 1974.

High-rise structure. Every building of any type of construction or occupancy located more than 75 feet above the lowest floor level of fire department vehicular access, except buildings used as hospitals as defined in the Health and Safety Code Section 1250. New buildings measuring from 55 feet to 75 feet above the lowest floor level of fire department vehicular access shall be enhanced with high-rise provisions as set forth in Section 508 of the Temecula Municipal Code.

New high-rise building. A high-rise structure, the construction of which is commenced on or after July 1, 1974. For the purpose of this section, construction shall be deemed to have commenced when plans and specifications are more than 50 percent complete and have been presented to the local jurisdiction prior to July 1, 1974. Unless all provisions of this section have been met, the construction of such buildings shall commence on or before January 1, 1976.

New high-rise Structure. A high-rise structure, the construction of which is commenced on or after July 1, 1974.

MODEL ROCKET shall mean any toy or educational device that weighs not more than 500 grams, including the engine and any payload that is propelled by model rocket engines.

MODEL ROCKET ENGINE shall mean a commercially manufactured, non-reusable rocket propulsion device which constructed of a nonmetallic casing and solid propellant, wherein all of the ingredients are self-contained so as not to require mixing or handling by the user and which have design and construction characteristics determined by the State Fire Marshal to provide a reasonable degree of safety to the user.

MOTOR VEHICLE includes, but is not limited to, a vehicle, machine, tractor, trailer or semi-trailer, or any combination thereof, propelled or drawn by mechanical power and used upon the highways in the transportation of passengers or property. It does not include a vehicle, locomotive or car operated exclusively on a rail or rails, or a trolley bus operated by electric power derived from a fixed overhead wire, furnishing local passenger transportation similar to street-railway service. The term "motor vehicle" also includes freight containers or cargo tank used, or intended for use, in connection with motor vehicles. 49 CFR Pt. 171.8 (October 2002).

C.

CHAPTER 3 GENERAL REQUIREMENTS

Section 309.7 is added to read as follows:

309.7 Spill Containment. Each rack of batteries or group of racks shall be provided with a liquid tight 4 inch spill control barrier which extends at least 1 inch beyond the battery rack in all directions.

D.

CHAPTER 5 FIRE SERVICE FEATURES

Section 501.4 is amended to read as follows:

501.4 Timing of installation. Fire apparatus access roads and a water supply for fire protection is will be installed, and made serviceable prior to and during the time of construction. Temporary street signs shall be installed at each street intersection when construction of new roadways allow passage by vehicles in accordance with Section 505.2

Section 503.1 is amended to read as follows:

503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Section 503.1.1 through 503.1.3. The City of Temecula Fire Department shall be the only authority authorized to designate fire lanes.

Subsections 503.1.1.1 is added to read as follows:

503.1.1.1 Fences. When fences and other obstructions are installed that cause the distance from an approved fire department access road to exceed the maximum distance allowed in Section 503, a gate shall be provided in the fence to maintain the required fire department access or additional fire protection as specified in Section 901.4.4. The gate shall be a minimum four (4) feet in width and be equipped with a key box and or lock accessible from both sides in accordance with Section 506.

Section 503.2.1 is amended to read as follows:

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 24-feet, for single family dwellings, multifamily, commercial, and industrial, with an unobstructed vertical clearance of not less than 13-feet 6-inches.

Exception: Custom home lots driveway access shall be a minimum of 20-feet in width, rather than 24-feet.

Section 503.2.3 is amended to read as follows:

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be with a surface so as to provide all-weather driving capabilities. Access roads shall be 80,000 lbs. GVW with a minimum of AC thickness of .25 feet. In accordance with Section 3310.1, prior to building construction all locations where structures are to be built shall have fire apparatus access roads.

Section 503.2.4 is amended to read as follows:

503.2.4 Turning radius. The required turning radius of a fire apparatus access road for commercial, multi-family residential and industrial buildings shall have an outside turning radius of a minimum forty-five (45) feet. For single-family residential, the required outside turning radius of a fire apparatus access roads shall be a minimum of a thirty-eight (38) feet.

Section 503.2.5 is amended to read as follows:

503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150-feet in length shall be provided with an approved area for turning around fire apparatus. The maximum length of a dead end road or cul-de-sac shall not exceed 1320 feet, if exceeded then a second access point is required for fire access.

Section 503.2.7 is amended to read as follows:

503.2.7 Grade. The grade of the fire apparatus access road shall be within the limits established by the Fire Chief based on the fire department's apparatus, however, no grade shall exceed 15 percent. Grade transitions shall not exceed the City of Temecula's Fire Department apparatus maximum approach and departure angles as determined by the Fire Chief.

Section 503.2.9 is added to read as follows:

503.2.9 Loading areas and passage drop-off areas. On private property, where fire apparatus access roads are utilized for loading or unloading zones or are utilized for passenger drop-off or pick-up, an additional eight (8) feet of width shall be added to the fire apparatus access road the length of the loading or drop-off zone. This width shall be in addition to the minimum required access road width.

Section 503.3 is amended to read as follows:

503.3 Marking. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING – FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated

shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. Fire apparatus access roads shall be identified by curbs painted red on both the top and face along the entire length of the fire apparatus access road. Where no curb exists or a rolled curb is installed, a 6 inch wide red stripe or approved posted signs applied to the full length of the fire apparatus access road shall be installed. Signs shall be placed every 50-feet.

Section 504.1 is amended to read as follows:

504.1 Required access. Exterior doors and openings required by this code or the California Building Code shall be maintained readily accessible for emergency access by the fire department. An approved access walkway leading from fire apparatus access roads to exterior openings shall be provided when required by the fire code official. Finished grade is to be flat and accessible on all sides of the building where ground ladder access is the only means to reach the highest point on the building from the exterior. Distance from the building shall be flat and shall be determined by the Fire Chief. Obstructions will not be placed as to interfere with ground ladder placement.

Section 505.1 is amended to read as follows:

505.1 Address identification. New and existing buildings shall 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 shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Commercial, multi-family residential and industrial buildings shall have a minimum of twelve (12) inch numbers with suite numbers being a minimum of six (6) inches in size. All suites shall have a minimum of six (6) inch high letters and/or numbers on both the front and rear doors. Single family residences and multi-family residential units shall have four (4) inch letters and/or numbers, as approved by the Fire Prevention Bureau. Address numbers shall be maintained.

EXCEPTION: Building address numbers within the Tourist Retail Core (TRC) of the Old Town Specific Plan, are permitted to be a minimum of eight (8) inches in size.

Section 505.3 is added to read as follows:

505.3 Multiple buildings at a single address. Each building shall display its specific alphabetic or numerical designation that shall be clearly distinguishable from the fire apparatus access road.

I hereby certify, under the penalty of perjury that the above and foregoing is a true and correct copy of an original on deposit within the records of the City of Temecula, this 17th day of December 2013.
SUSAN W. JONES, MMC, City Clerk
by: 

Section 507.1 is amended to read as follows:

Section 507.1 Required Water Supply.

An approved permanent water supply capable of supplying the required fire flow for fire protection shall be provided prior to the commencement of construction to all premises upon which buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. Water supplies for fire protection and hydrants shall be in accordance with Appendix B, Appendix BB, Appendix C and Appendix CC.

Section 507.3 is amended to read as follows:

507.3 Fire Flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by Appendix B or Appendix BB.

Section 507.5.5 is amended to read as follows:

507.5.5 Clear space around hydrants. A 3-foot clear space shall be maintained around the circumference of fire hydrants, fire department inlet connections, post indicator valves, OS&Y valves and other fire department appurtenances.

Sections 507.5.7 and 507.5.8 are added to read as follows:

507.5.7 Hydrant identification. Hydrant locations shall be identified by the installation of reflective markers (blue dots).

507.5.8 Fire Hydrants Size and Outlets. Fire Hydrant size and number of outlets shall be required as determined by the fire code official.

Super Hydrant - Standard
One 4" Outlet, and Two, 2 ½ "Outlets

Super Hydrant - Enhanced
Two, 4" Outlets, and One 2 ½ "Outlet

Section 508.1 is amended to read as follows:

508.1 General. Where required by other sections of this code and in all buildings classified as high-rise buildings by the California Building Code and Group I-2 occupancies having floors located more than 75-feet above the lowest level of fire department vehicle access, a fire command center for fire department operations shall be provided and shall comply with Sections 508.1.1 through 508.1.5. For buildings between 55 to 75 feet in height, a fire command center for fire department operations shall be provided and shall comply with Sections 508.1.1 through 508.1.5.

Section 508.1.2 is amended to read as follows:

508.1.2 Separation. The Fire Command Center shall be separated from the remainder of the building by not less than a 2-hour fire barrier constructed in accordance with section 707 of the California Building Code or horizontal assembly constructed in accordance with Section 711 of the California Building Code, or both. The command center will have exterior access.

Section 508.1.6 is added to read as follows:

508.1.6 Fire Command Center Identification. The fire command center shall be identified by permanent easily visible sign stating 'Fire Dept. Command Center', located on the door to the fire command center.

Section 509.3 is added to read as follows:

509.3 Fire sprinkler system riser room. Risers shall not be obstructed in any manner. The fire system riser is to be provided with eighteen (18) inch clearance to each side and to the front of the system riser. Access shall be provided by means of a door with the minimum dimensions two (2) feet six (6) inches wide by six (6) feet eight (8) inches tall from the exterior of the building directly to the riser as approved by the Chief. The fire system riser room shall not share with any other equipment (ie, mechanical, electrical, etc.). The main fire alarm control panel will also be placed in the fire sprinkler riser room.

E.

CHAPTER 6 BUILDING SERVICES AND SYSTEMS

Section 601.3 is added to read as follows:

601.3 Construction Documents. Construction documents shall be submitted to the Temecula fire Department prior to the installation or modification of stationary lead-acid battery systems, valve-regulated lead-acid battery systems, mechanical refrigeration, solar photovoltaic power systems and commercial kitchen hoods.

Section 606.8 is amended to read as follows:

606.8 Refrigerant detectors. Machinery rooms that use refrigerant shall have a refrigerant detector with audible and visual alarms. The alarm signaling devices shall comply with the audible and visual requirements from NFPA72. The detector, or a sampling tube that draws air into to the detector, shall be located in an area where a refrigerant from a leak may be expected to concentrate. The alarm shall be actuated at a value not greater than the corresponding TLV-TWA values shown in the California Mechanical Code for the refrigerant classification. Detectors and alarms shall be placed in one or more locations to assure notification of all occupants. Emergency shutoff shall be automatically activated

when the concentration of refrigerant vapor exceeds 25% of LFL. The detector shall transmit a signal to an approved location.

Section 606.10.1.2 is amended to read as follows:

Section 606.10.1.2 Manual Operation. When required by the fire code official, automatic crossover valves shall be capable of manual operation. The manual valve shall be located in an approved location immediately outside of the machinery room in a secure metal box or equivalent and marked as Emergency Controls.

Section 608.5.8 is added to read as follows:

608.5.3 Spill Containment. Each rack of batteries or group of racks shall be provided with a liquid tight 4 inch spill control barrier which extends at least 1 inch beyond the battery rack in all directions.

F.

CHAPTER 9 FIRE PROTECTION SYSTEMS

Section 901.2.2 is added to read as follows:

901.2.2 As-built/Revised documents. Three (3) sets of as-built/revised drawings shall be submitted to the fire department for approval prior to final of any permits. As-builts/Revised drawings will not have redlines shown on them.

Section 901.3.1 is added to read as follows:

901.3.1 Modifications. No person shall remove or modify any fire protection system installed or maintained under the provisions of the California Fire Code without approval by the Fire Code Official.

Section 901.6 is amended to read as follows:

901.6 Inspection, testing and maintenance. Fire detection, alarm and extinguishing systems, mechanical smoke exhaust systems, and smoke and heat vents shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. It shall be the responsibility of the owner to ensure that these requirements are met. Nonrequired fire protection systems and equipment shall be inspected, tested and maintained or removed. Prior to the removal of any fire protection system, a permit shall be obtained from the Fire Department.

Sections 903.1.2, 903.1.3 and 903.1.4 are added to read as follows:

903.1.2 New tenants and new occupancies. All new tenants and new occupancies hereafter constructed, which exceeds 3,600 square feet shall have an approved automatic fire sprinkler system installed throughout therein.

903.1.3 Existing occupancies. All existing occupancies to which additions are made, where either the addition itself or the building and the addition in total exceeds 3,600 square feet, shall have an approved automatic fire sprinkler system installed throughout therein.

903.1.4 Change of use or occupancy. Change of Use or Occupancy that exceeds 3,600 square shall have an approved automatic fire sprinkler system installed throughout therein.

Section 903.2 is amended to read as follows:

903.2 Where required. Approved automatic sprinkler systems shall be installed in all occupancies and locations greater than 3,600 square feet. These requirements supersede the requirements set forth in sections 903.2.1 through 903.2.11.

Section 903.2.11.1.1 is amended to read as follows:

903.2.11.1.1 Opening dimension and access. Openings shall have a minimum dimension of not less than 36 inches. Such openings shall be accessible to the fire department from the exterior and shall not be obstructed in a manner that the firefighting or rescue cannot be accomplished from the exterior.

Section 903.3.1.3 is amended to read as follows:

903.3.1.3 NFPA 13D sprinkler systems. Automatic sprinkler systems installed in one- and two-family dwellings, Group R-3 and R-4 congregate living facilities and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D and 1 through 5.

1. Sprinklers shall be installed in attached garages in accordance with Chapter 8 of NFPA 13D and amendments in Chapter 80 of the California Fire Code.
2. At least one intermediate temperature sprinkler shall be provided to protect any fuel fired equipment located in the attic space.
3. At least one intermediate temperature sprinkler shall be located above any attic access panels.
4. Local waterflow alarms shall be provided on all sprinkler systems.
5. All underground fire sprinkler water supply piping shall be inspected, and flushed prior to connection to any overhead sprinkler piping.

Section 903.3.7 is amended to read as follows:

903.3.7 Fire department connections. The location of the fire department connections shall be approved by the fire code official and shall be located within

40-feet from the building it serves. The fire department connection height shall not be less than 36 inches or more than 48 inches above grade to the inlets.

Section 903.4 is amended to read as follows:

903.4 Sprinkler system supervision and alarms. All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures, and water-flow switches on all sprinkler systems shall be electrically supervised by a listed fire alarm control unit regardless of the number of sprinkler heads including interior and exterior valves regardless of location or floor.

Exceptions:

1. Automatic sprinkler systems protecting one- and two-family dwellings.
- 2 through 7 are deleted.

Section 903.4.3 is amended to read as follows:

903.4.3 Floor Control Valves. Approved supervised indication control valves shall be provided at the point of connection to the riser in all buildings. Valve locations will be placed in the fire sprinkler riser room on each riser.

Section 903.4.4 is added to read as follows:

903.4.4 Pull Station. A minimum of one (1) manual pull station shall be provided at each automatic fire sprinkler system riser location.

Section 904.2.1 is amended to read as follows:

904.2.1 Commercial hood and duct systems. Each required commercial kitchen exhaust hood and duct system required by Section 609 to have a Type 1 hood shall be protected with an approved automatic fire-extinguishing system installed in accordance with this code. All automatic fire-extinguishing systems will be required to be monitored by the fire alarm/sprinkler monitoring system. If a fire alarm/sprinkler monitoring system is not present, one will be required to be installed to provide monitoring for the automatic fire-extinguishing system.

Section 905.3.12 is added to read as follows:

905.3.12 High-rise Building Standpipes. Standpipe risers shall be combination standpipe/sprinkler risers using a minimum pipe size of 6 inch. Shut-off valves and water-flow devices shall be provided on each floor at the sprinkler system connection to each standpipe. Two, four-way fire department connections serving combination systems shall be separated from each other and located at opposite sides of the building or as determined by the Fire Code Official. At least one of

the fire department connections shall be connected to the riser above a riser isolation valve.

Sections 907.1.6, 907.1.7 and 907.1.8 are added to read as follows:

907.1.6 Fire Alarm Control Panel (FACP). The main fire alarm control panel shall be located in the same room as, and sharing the same access as the fire sprinkler riser. The FACP shall have a minimum 36 inches of face clearance and 6 inches side clearance from any other wall or equipment.

907.1.7 Notification Device. New tenant spaces and new occupancy buildings shall require alarm notification devices. For multi-tenant buildings, an alarm notification device shall be placed in each tenant suite. For existing buildings with new tenants an alarm notification device shall be required in each tenant space. For existing buildings that are not equipped with a fire alarm system or sprinkler monitoring system, new tenants or owners shall be required to install the appropriate type of alarm system.

907.1.8 Duct Detectors. Duct detectors in individual tenant spaces of multi-tenant buildings shall be powered from the main building alarm power supply.

Section 907.2.19 is amended to read as follows:

907.2.19 Deep underground buildings. All underground buildings shall be equipped throughout with a manual fire alarm system, including an emergency voice/alarm communication system installed in accordance with section 907.5.2.2.

Section 909.1.1 is added to read as follows:

909.1.1 High rise buildings. When required by the Fire Chief an approved smoke control system shall be installed for high-rise buildings in accordance to Section 909.

Section 912.2.1 is amended to read as follows:

912.2.1 Visible location. Fire department connections shall be located on the front access of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire code official. The location of fire department connections shall be approved and installed as follows:

1. Within 50-feet of an approved roadway or driveway with a minimum 40-foot distance from the building it supplies and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects including buildings, fences, posts, plantings, or other fire department connections and or otherwise approved by the Fire Code Official.

2. Within 50-feet of an approved hydrant.
3. So that the inlet height shall not be less than 36 inches or more than 48 inches above grade.
4. Guard posts or other approved means may be required to protect fire department inlet connections from vehicular damage.

G.

CHAPTER 23 MOTOR FUEL-DISPENSING FACILITIES AND REPAIR GARAGES

Section 2303.2 is amended to read as follows:

2303.2 Emergency disconnect switches. An approved, clearly identified and readily accessible emergency disconnect switch shall be provided at an approved location to stop the transfer of fuel to the fuel dispensers in the event of a fuel spill or other emergency. An emergency disconnect switch for exterior fuel dispensers shall be located within 100-feet of, but not less than 20-feet from, the fuel dispensers. For interior fuel-dispensing operations, the emergency disconnect switch shall be installed in an approved location. Such devices shall be distinctly labeled as: EMERGENCY FUEL SHUTOFF. Signs shall be provided in approved locations and letters shall not be less than 3 inches (76.2 mm) in height and ½ inches (12.7 mm) in stroke.

Section 2304.4.1 is amended to read as follows:

2304.4.1 Approved containers required. Class I, II and IIIA liquids shall not be dispensed into a portable container unless such container does not exceed 6-gallon capacity, is listed or of approved material and construction, and has a tight closure with screwed or spring-loaded cover so designed that the contents can be dispensed without spilling. Liquids shall not be dispensed into portable tanks or cargo tanks. It shall be unlawful to sell, offer for sale or distribute any container for the storage and/or handling of flammable liquids, unless such container has been approved for such purpose under applicable provisions of this code

Section 2306.2.2 is amended to read as follows:

2306.2.2 Above-ground tanks located inside buildings. Above-ground tanks for the storage of Class I, II and IIIA liquid fuels are allowed to be located in buildings. Such tanks shall be located in special enclosures complying with Section 2306.2.6, in a liquid storage room or a liquid storage warehouse complying with Chapter 57, and shall be listed and labeled as protected above ground tanks.

Section 2306.2.3 is amended to read as follows:

2306.2.3 Above-ground tanks located outside, above grade. Above ground tanks shall not be used for the storage of Class I, II or IIIA liquid motor fuels except as provided by this section.

1. [No Changes]
2. Above-ground tanks used for above grade storage of Class II or IIIA liquids shall be listed and labeled as protected above-ground tanks and shall be installed in accordance with Chapter 57. Tank locations shall be in accordance with Table 2306.2.3.
3. Tanks containing Class I liquids shall not exceed 12,000 gallons in individual capacity or 12,000 gallons in aggregate capacity. Installations with the maximum allowable aggregate capacity shall be separated from other such installations by not less than 100-feet.
4. [No Changes]
5. [No Changes]

Section 2306.2.4.1 is amended to read as follows:

2306.2.4.1 Tank capacity limits. Tanks storing Class I liquids at an individual site shall be limited to a maximum individual capacity of 12,000 gallons and an aggregate capacity of 12,000 gallons. Tanks storing Class II and IIIA liquids at an individual site shall be limited to a maximum individual capacity of 12,000 gallons and an aggregate capacity of 48,000 gallons.

H.

CHAPTER 32 HIGH PILED COMBUSTIBLE STORAGE

Section 3201.3, Item #7, is amended to read as follows:

7. Location and classification of commodities in accordance with Section 2303 and NFPA 13.

Section 3208.3 is amended to read as follows:

3208.3 Flue spaces. Flue spaces shall be provided in accordance with Table 3208.3. Required flue spaces shall be maintained. In double row racks a pallet/commodity stop shall be provided along the longitudinal flue space at each level. The stop shall be steel or other ferrous material ¼" thick and in the mounted position shall extend a minimum of 4-inches above the shelves or cross member, or other method approved by the authority having jurisdiction.

I.

CHAPTER 34 TIRE REBUILDING AND TIRE STORAGE

Section 3401.3 is added to read as follows:

3401.3 Site plans. At the time of permit application for storing tires outdoors, a site plan shall be submitted to the fire code official identifying the location and dimensions of tire storage areas, tire pile dimensions and height, distance from buildings and property lines, width and location of aisles, and fire apparatus access roads

Section 3405.1 is amended to read as follows:

3405.1 Individual piles. Tire storage shall be restricted to individual piles that are 20 feet wide by 150 feet long. Pile width shall not exceed 20 feet. Piles shall not exceed 10 feet in height. Tires shall be placed on solid, level ground.

Sections 3405.10 and 3405.11 are added to read as follows:

3405.10 Dead-End Aisles. No dead-end aisles shall be allowed within the facility.

3405.11 Stacking. The method of stacking shall be solid piles in an orderly stable array to be determined by the Fire Code Official

J.

CHAPTER 50 HAZARDOUS MATERIALS – GENERAL PROVISIONS

Section 5001.1 is amended by deleting Exception no. 9.

Section 5001.5.2 is amended to read as follows:

5001.5.2 Hazardous Materials Inventory Statement (HMIS). Where required by Section 105.6 and 105.7 an application for a permit shall include an HMIS, such as Superfund Amendments and Reauthorization Act of 1986 (SARA) Title III, Tier II Report, and the City of Temecula Fire Department Chemical Classification Reporting Package. A permit shall be completed and approved prior to approval of architectural and system plans, and/or storage, use or handling of chemicals on the premises. The HMIS for the City of Temecula Fire Department shall include the following information:

1. Common or Trade Name: This is the name of the chemical or product as it appears on the container label.
2. Chemical Name(s) and percentage (%): This is the technical name for the pure chemical. If the chemical is a mixture, list the components of the

mixture with their percentage composition. If it is a pure chemical, list, the percent concentration, e.g. sulfuric acid—50%.

3. Chemical Abstract Service (CAS) number. The Chemical Abstract number can sometimes be found on the Material Safety Data Sheet. If not, a chemical manual should provide this information. A CAS number must be provided for each component of mixtures.
4. Material form: Is the product a solid, liquid or gas? Solids shall be reported in pounds, liquid reported in gallons, and gases reported in cubic feet. Liquefied petroleum gases and cryogenic liquids must be converted to gallons.

Aerosols must be reported in pounds and classified as Level 1, 2, or 3 based on the flammability of the propellant and the product. However, the quantity of nonflammable/combustible components in the aerosol must be reported in gallons, e.g., .016 gallons (2 ounces) of tetramethrin in "Combat Fogger", the .016 gallons of tetramethrin must also be included in the summary for that/those hazard class(es).

5. Quantity Stored: The amount in storage within unopened containers in the building or area.
6. Quantity in Use: The amount in use in the process/dispensing area(s) of the building. Also, indicate whether the amount in use is in an open or closed system(s)
7. Location: Is the product in a cabinet, lab room, high-piled rack system, open vat, etc.
8. Hazard Class(es): All hazard classifications for the chemical must be listed. There may be several applicable classifications.
9. A color coded floor plan is required with all hazardous materials inventory statement reports. The floor plan needs to show locations of all the chemicals being stored, whether they are in use, storage or packaged for retail sales. The floor plan needs to be color coded for the different chemicals that are stored. If the commodities are stored on racks, please show the racks on the floor plan with the commodity location on the racks.

K.

CHAPTER 53 COMPRESSED GASSES

Section 5301.2 is amended to read as follows:

5301.2 Permits. Permits shall be required as set forth in Sections 105.6 and 105.7.

Section 5301.3 is added to read as follows:

5301.3 Construction documents. Construction documents shall be submitted to the fire code official for approval prior to the installation or modification of compressed gas systems.

L.

CHAPTER 54 CORROSIVE MATERIALS

Section 5401.2 is amended to read as follows:

5401.2 Permits. Permits shall be required as set forth in Sections 105.6 and 105.7.

Section 5403.3 is added to read as follows:

5401.3 Construction documents. Prior to the installation or modification of piping, systems or tanks containing corrosive materials or the installation or modification of storage rooms for corrosive materials, construction documents shall be submitted to the authority having jurisdiction for approval

M.

CHAPTER 58 FLAMMABLE GASES

Section 5801.2 is amended to read as follows:

5801.2 Permits. Permits shall be required as set forth in Sections 105.6 and 105.7.

Section 5801.3 is added to read as follows:

5801.3 Construction documents. Prior to the installation or modification of piping, systems or tanks containing flammable gases or the installation or modification of storage rooms for flammable gases, construction documents shall be submitted to the Authority Having Jurisdiction for approval.

N.

CHAPTER 61 LIQUIFIED PETROLEUM GASES

Section 6101.2 is amended to read as follows:

6101.2 Permits. Permits shall be required as set forth in Section 105.6 and 105.7.

Distributors shall not fill an LP-gas container for which a construction permit is required until the installation has been inspected and approved by the fire code official.

Section 6101.4 is added to read as follows:

6101.4 Operational Permit. An operational permit is required to operate an LP-Gas container with an aggregate water capacity of more than 2,000 gallons or to use an open flame (flare) to dispose of LP Gas from a container.

Section 6109.16 is added to read as follows:

6109.16 Idle Cylinders. Cylinders in storage, in any amount, awaiting use shall be stored outside of Group A occupancies.

O.

APPENDICIES

1. Appendix B

Section B105.1 is amended to read as follows:

B105.1 One- and two-family dwellings. The minimum fire-flow requirements for one- and two-family shall not be less than 2,000 gpm @ 20 psi residual pressure for a 2 hour duration. Fire hydrant locations and distribution shall be in accordance with Appendix C.

Delete Exception.

Section B105.2 is amended to read as follows:

B105.2 Buildings other than one- and two-family dwellings. The minimum fire flow and flow duration for Commercial, Retail and Multi Family buildings shall have water mains capable of delivering a fire flow of not less than 4,000 gpm @ 20psi residual pressure for a 4-hour duration. Fire hydrant locations and distribution shall be in accordance with Appendix C.

Delete Exceptions.

Section B105.3 is added to read as follows:

B105.3 Industrial Buildings. Industrial developments shall have water mains capable of delivering a fire flow of not less than 6,000 gpm @ 20psi residual pressure for a 4-hour duration. Fire hydrant locations and distribution shall be in accordance with Appendix C.

2. Appendix BB

Section BB105.1 is amended to read as follows:

BB105.1. The minimum fire flow duration for school buildings shall have water mains capable of delivering a fire flow of not less than 4,000 gpm @ 20psi residual pressure for a 4-hour duration. Fire hydrant locations and distribution shall be in accordance with Appendix CC.

Delete Exception.

3. Appendix C

Section C102.1 is amended to read as follows:

C102.1 Fire hydrant locations. Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets. Fire hydrants used or installed for the frontage requirements as stated by Table C105.1 shall be on the building side of fire department access roads and adjacent public streets

Table C105.1, Footnote c is amended to read as follows:

c. Where new water mains serving one and two-family residential developments, super fire hydrants shall be provided at spacing not to exceed 500 feet along the tract boundary for transportation hazards. Water mains serving multi-family, commercial and industrial developments, super or enhanced fire hydrants as determined by the Fire Code official shall be provided at spacing not to exceed 350 feet of frontage for transportation hazards.

4. Appendix CC

Section CC102.1 is amended to read as follows:

CC102.1 Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets. Fire hydrants used or installed for the frontage requirements as stated by Table CC105.1 shall be on the building side of fire department access roads and adjacent public streets.

Table CC105.1, Footnote c is amended to read as follows:

c. Where new water mains serving one and two-family residential developments, super fire hydrants shall be provided at spacing not to exceed 500 feet along the tract boundary for transportation hazards. Water mains serving multi-family, commercial and industrial developments, super or enhanced fire hydrants as determined by the Fire Code official shall be provided at spacing not to exceed 350 feet of frontage for transportation hazards.

15.16.030 Penalties for violation.

It shall be unlawful for any person, firm, corporation or association of persons to violate any provision of this Chapter, or to violate the provisions of any permit granted pursuant to this Chapter. Any person, firm, corporation or association of persons violating any provision of this Chapter or the provisions of any permit granted pursuant to this Chapter, shall be deemed guilty of a misdemeanor unless specifically designated as an infraction. Such person or entity shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Chapter or the provisions of any permit granted pursuant to this Chapter, is committed, continued, or permitted.

Violations shall be punishable as provided in Chapters 1.20, 1.21, and 1.24 of the Temecula Municipal Code. Payment of any fine or penalty herein shall not relieve a person or entity from the responsibility for correcting the violation.

15.16.040 Civil Remedies Available.

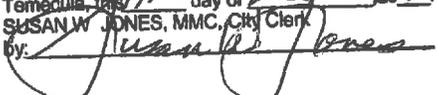
The violation of any of the provisions of this Chapter shall constitute a nuisance and may be abated by the City through civil process by means of restraining order, preliminary or permanent injunction or in any other manner provided by law for the abatement of such nuisances.”

Section 2. Severability.

If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. This City Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the Ordinance be enforced.

Section 3. Urgency.

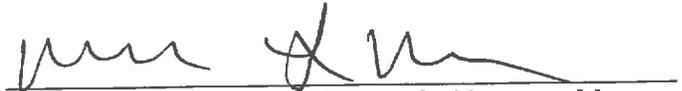
The City Council finds that it is necessary, for the immediate preservation of the public health, safety and welfare, that this Ordinance take effect immediately. In the absence of immediate effectiveness, the 2013 California Fire Code (CFC) will take effect on January 1, 2014, while the amendments to the CFC adopted herein and providing greater protection to the public health, safety and welfare, will not become effective until after said date, unless the CFC and amendments to building standards therein, as set forth herein, are adopted by urgency ordinance. Such a delay in adoption of more protective building standards, which are primarily designed to protect the health, safety and welfare of persons within the City of Temecula, would result in less stringent building standards being operative and would constitute an immediate threat to the public health, safety

I hereby certify, under the penalty of perjury that the above and foregoing is a true and correct copy of an original on deposit within the records of the City of Temecula, this 11th day of December, 2013
by: SUSAN W. JONES, MMC, City Clerk


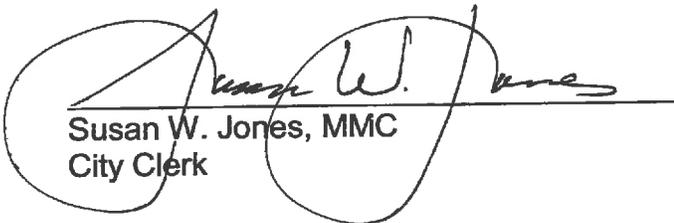
and welfare until the new standards take effect. Therefore, the City Council adopts this Ordinance as an urgency ordinance, effective immediately and operative on January 1, 2014.

Section 4. The City Clerk shall certify to the adoption of this Ordinance and shall cause the same to be published as required by law.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Temecula this 10th day of December, 2013.


Michael S. Naggar, Mayor

ATTEST:

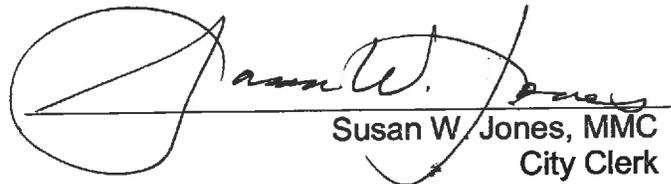

Susan W. Jones, MMC
City Clerk

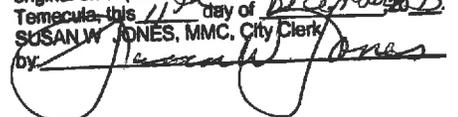
[SEAL]

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss
CITY OF TEMECULA)

I, Susan W. Jones, MMC, City Clerk of the City of Temecula, do hereby certify that the foregoing Ordinance No. 13-08 was duly adopted and passed as an Urgency Ordinance at a regular meeting of the City Council on the 10th day of December, 2013, by the following vote:

AYES:	4	COUNCIL MEMBERS:	Comerchero, Edwards, Roberts, Naggar
NOES:	0	COUNCIL MEMBERS:	None
ABSENT:	1	COUNCIL MEMBERS:	Washington
ABSTAIN:	0	COUNCIL MEMBERS:	None


Susan W. Jones, MMC
City Clerk

I hereby certify, under the penalty of perjury that the above and foregoing is a true and correct copy of an original on deposit within the records of the City of Temecula, this 11th day of December 2013.
SUSAN W. JONES, MMC, City Clerk
by 

RESOLUTION NO. 13-63

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA MAKING EXPRESS FINDINGS AND DETERMINATIONS THAT MODIFICATIONS TO THE 2013 CALIFORNIA BUILDING, PLUMBING, MECHANICAL, AND ELECTRICAL CODES, AS ADOPTED BY THE CITY OF TEMECULA, ARE REASONABLY NECESSARY BECAUSE OF LOCAL CLIMATIC, GEOLOGICAL, OR TOPOGRAPHICAL CONDITIONS

A. Recitals.

(i) Certain model and uniform codes, including building standards therein, are adopted and amended by the State of California in the 2013 California Building Standards Code and, on January 1, 2014, will become applicable in the City, subject to amendments made by the City pursuant to Health and Safety Code Sections 17958.5 and/or 18941.5.

(ii) The Health and Safety Code Sections referenced in Recital (i), above, permit local amendments to building standards adopted by the State, based upon express findings that such amendments are reasonably necessary due to local climatic, geological, and/or topographical conditions.

(iii) The City is located in an area near geological high seismic activity. Due to the degree of the City's urbanization and close proximity to major fault lines, the risk of structural damage and loss of life due to ground shaking is considerable. During a major earthquake, emergency resources would be extremely taxed, and the ability to respond to such emergencies would be complicated. Local standards in excess of statewide minimums will assist in reducing risks associated with earthquakes and the consequent disruption of traffic flow.

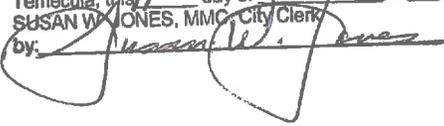
(iv) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TEMECULA DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The facts set forth in the Recitals, Part A of this Resolution, are true and correct.

Section 2. The City Council of the City of Temecula desires to modify certain building standards in the 2013 California Building Code, 2013 California Mechanical Code, 2013 California Plumbing Code, and 2013 California Electrical Code, as adopted

I hereby certify, under the penalty of perjury that the above and foregoing is a true and correct copy of an original on deposit within the records of the City of Temecula, this 11th day of December, 2013.
SUSAN W. JONES, MMC, City Clerk
by: 

by the City of Temecula. As required by law, the City Council hereby expressly finds as follows:

A. Based upon the local geological conditions described in Recital No. (iii), above, the City Council finds that the modifications to the 2013 California Building Code, Sections 105.2,105.3,105.5, 110.3.6, 111.1, 114.4.1, 501.2, 903.2, 903.2.11.1.1, 903.3.7, 903.4, 903.4.3, 907.2.19, 912.2.1, 1506.1, 1907.2, and 3109.4.1,, 2013 California Plumbing Code, Sections 102.3.2, 103.4, 211, 719.5, 1203.3.2, 1211.3.5 and 1211.18, 2013 California Electrical Code, Sections 90.4, 90.8, 110.5, 300.5, 334.10, 690.4(A), and the 2013 California Mechanical Code, Section 504.1, as contained in Ordinance No. 13-06 and Urgency Ordinance No. 13-09, are reasonably necessary in order to protect and preserve the public health, safety, and welfare.

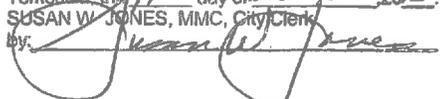
B. Said Building Code amendments are reasonably necessary in that they will serve to provide greater protection based upon any of the conditions as described above. The weather conditions, combined with the relatively flat topography of the city, are very hazardous to the surrounding, highly populated areas as a result of increased likelihood of flames spreading from fires emanating from within or outside of the City.

C. Said Plumbing Code amendments are reasonably necessary in order to provide and preserve public health and safety. The amendments will provide greater water flow to residential water sources for prompt fire suppression capability. Existing water flow is otherwise reduced in many areas as a result of lower water pressure provided by local water wells.

D. Said Electrical Code amendments are reasonably necessary due to the tendency of aluminum wire connections to occasionally loosen as a result of the softness of aluminum, thereby increasing the risk of sparking, and fire as a result. The amendments are also necessary to more fully protect the public health and safety from fire and electrical hazards in connection with solar photovoltaic installations.

E. Said Mechanical Code amendment is reasonably necessary due to cleaner air and improve energy use. The region is located in an area of high seismic activity. Concern for life safety associated with a mechanical failure due to a seismic event or the poor performance of certain materials could prove devastating to the community.

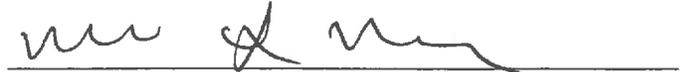
Section 3. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this resolution is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining portions of this resolution. The City Council of the City of Temecula hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that nay one or more sections, subsections, subdivision, paragraphs, sentences, clauses or phrases be declared invalid.

I hereby certify, under the penalty of perjury that the above and foregoing is a true and correct copy of an original on deposit within the records of the City of Temecula this 11th day of December, 2013.
SUSAN W. JONES, MMC, City Clerk
by: 

Section 4. The City Clerk shall, and is hereby directed to, file a copy of this resolution, together with a copy of Ordinance No. 13-06 and Urgency Ordinance No. 13-09 with the State Building Standards Commission, as required by California Health and Safety Code Section 17958.7.

Section 5. The City Clerk shall certify to the adoption of this resolution.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Temecula this 10th day of December, 2013.



Michael S. Naggar, Mayor

ATTEST:



Susan W. Jones, MMC
City Clerk
[SEAL]

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss
CITY OF TEMECULA)

I, Susan W. Jones, MMC, City Clerk of the City of Temecula, do hereby certify that the foregoing Resolution No. 13-63 was duly and regularly adopted by the City Council of the City of Temecula at a meeting thereof held on the 10th day of December 2013, by the following vote:

AYES:	4	COUNCIL MEMBERS:	Comerchero, Edwards, Roberts, Naggar
NOES:	0	COUNCIL MEMBERS:	None
ABSENT:	1	COUNCIL MEMBERS:	Washington
ABSTAIN:	0	COUNCIL MEMBERS:	None



Susan W. Jones, MMC
City Clerk

ORDINANCE NO. 13-06

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING SECTIONS 15.04.010 THROUGH 15.04.080, INCLUSIVE, OF THE TEMECULA MUNICIPAL CODE TO ADOPT BY REFERENCE THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE, THE 2013 EDITION OF THE CALIFORNIA HISTORICAL BUILDING CODE, THE 2013 EDITION OF THE CALIFORNIA EXISTING BUILDING CODE, THE 2013 EDITION OF THE CALIFORNIA ELECTRICAL CODE; THE 2013 EDITION OF THE CALIFORNIA MECHANICAL CODE; THE 2013 EDITION OF THE CALIFORNIA PLUMBING CODE; THE 2013 EDITION OF THE CALIFORNIA ADMINISTRATIVE CODE; AND THE 2013 EDITION OF THE CALIFORNIA ENERGY CODE, 2013 EDITION OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE, 2013 EDITION OF THE CALIFORNIA REFERENCED STANDARDS CODE, AND THE 2013 EDITION OF THE CALIFORNIA RESIDENTIAL CODE, TOGETHER WITH CERTAIN AMENDMENTS AND DELETIONS TO SAID CODES, AND AMENDING SECTION 15.02.060 OF THE TEMECULA MUNICIPAL CODE RELATING TO PENALTIES AND REMEDIES FOR VIOLATIONS OF TITLE 15 OF THE CODE, BUILDINGS AND CONSTRUCTION

THE CITY COUNCIL OF THE CITY OF TEMECULA DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Sections 15.04.010 through 15.04.080, inclusive, of Chapter 15.04 of Title 15 of the Temecula Municipal Code are hereby amended to read as follows:

15.04.010 Codes Adopted. Except as hereinafter provided in this Chapter, the following codes are adopted by reference as the Building Codes of the City of Temecula:

A. California Building Code, 2013 Edition, Volumes 1 and 2 (Part 2 of Title 24 of the California Code of Regulations), including, Appendix C-Agricultural Buildings, and Appendix F – Rodent Proofing;

B. California Historical Building Code, 2013 Edition (Part 8 of Title 24 of the California Code of Regulations);

C. California Existing Building Code, 2013 Edition (Part 10 of Title 24 of the California Code of Regulations);

D. California Electrical Code, 2013 Edition (Part 3 of Title 24 of the California Code of Regulations);

E. California Mechanical Code, 2013 Edition (Part 4 of Title 24 of the California Code of Regulations);

F. California Plumbing Code, 2013 Edition (Part 5 of Title 24 of the California Code of Regulations);

G. California Administrative Code, 2013 Edition (Part 1 of Title 24 of the California Code of Regulations);

H. California Energy Code, 2013 Edition (Part 6 of Title 24 of the California Code of Regulations),

I. California Green Building Standards Code, 2013 Edition (Part 11 of Title 24 of the California Code of Regulations), including Appendix A4 Residential Voluntary Measures and Appendix A5 Non Residential Voluntary Measures.

J. California Reference Standards Code, 2013 Edition (Part 12 of Title 24 of the California Code of Regulations),

K. California Residential Code, 2013 Edition (Part 2.5 of Title 24 of the California Code of Regulations). including Appendix J, Existing Building and Structures, and Appendix O Gray Water Recycling System.

A copy of each of the above codes shall be maintained in the office of City Clerk and shall be made available for public inspection while such codes are in force.

15.04.020 California Building Code. The following amendments, additions and deletions are made to the California Building Code, 2013 Edition, as adopted by this Chapter.

A. Section 105.2 is hereby amended by modifying subsection 4 under Building, to read as follows:

4. Retaining walls that are not over three (3) feet in height unless supporting a slopped surcharge and garden walls not over four (4) feet in height, measured from the top of footing to top of wall or impounding flammable Class I, Class II or III-A liquids.

B. Section 105.3 is hereby amended by adding Subsection 8 to read as follows:

8. All contractors and their subcontractors must have current and valid city business licenses.

C. Section 105.5 is amended to read as follows:

105.5 Expiration. Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced a new permit shall first be obtained by reinstatement of the permit and the fee therefore shall be one half the amount required for reinstating the permit for such work. When changes to any applicable codes have been adopted, the permit may only be renewed after a review has been made to certify that any new code requirements have been incorporated into the plans and a new full permit fee has been paid.

D. Section 110.3.6 is amended to read as follows:

110.3.6 Fire and smoke resistant penetrations. Protection of joints and penetrations in fire resistance-rated assemblies shall not be concealed from view until inspected for all designed fire protection. Required fire seals/fire barriers in fire assemblies at fire-resistant penetrations shall be installed and certified by individuals with classification or certification covering the installation of these systems and certification of compliance shall be provided for building official's final approval.

E. Section 111.1 Use is hereby amended by adding the following:

To ensure appropriate continued use of any occupied space the building official will issue a new Certificate of Occupancy upon any change of tenant at the fee rates established by resolution of the City Council.

F. Section 114.4.1 is hereby added to read as follows:

Civil Penalty. Any person, firm or corporation who shall proceed with or commence work for which a permit is required by these building and construction regulations without first having obtained such permit shall, if subsequently permitted to obtain a permit therefore, pay double the fee fixed for such work. The original permit fee shall be for issuance of the permit and the balance shall be a civil penalty. This provision shall not apply to emergency work when it shall be proved to the satisfaction of the building official that such work was urgently necessary and that it was not practical to obtain a permit before commencement of the work. In all such cases a permit must be secured as soon as it is practicable to do so, and if there is an unreasonable delay in securing the required permit, the civil penalty as provided in this section shall be charged. In no event shall such civil penalty exceed the permit fee plus five hundred dollars. The civil penalty provided in this section shall be in addition to any other fines

and remedies prescribed elsewhere in this code. The payment of such fees and fine shall not relieve any person from fully complying with the requirements of these building and construction regulations in the execution of the work.

G. Section 501.2 is hereby amended by adding the following:

Numbers or addresses for commercial and industrial buildings shall be maintained a minimum of twelve (12) inches in height facing the street or front of the building. Numbers or addresses in the Tourist Retail Core (TRC) of the Old Town Specific Plan, shall be a minimum of eight (8) inches in height. All suites must have a minimum of six (6) inch high letters on both front and rear doors. Residential usages must have as a minimum four (4) inch high letters. All letters must be placed upon a contrasting background.

H. Section 903.2 is hereby amended to read as follows:

903.2 Where required. Approved automatic sprinkler systems shall be installed in all occupancies and locations greater than 3,600 square feet or any structure requiring a fire flow requirement of 1,500 gpm or more. The requirements supersede the requirements set forth in sections 903.2.1 through 903.2.12.

I. Section 903.2.11.1.1 is hereby amended to read as follows:

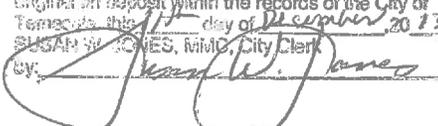
903.2.11.1.1 Opening dimension and access. Openings shall have a minimum dimension of not less than 36 inches. Such openings shall be accessible to the fire department from the exterior and shall not be obstructed in a manner that the fire fighting or rescue cannot be accomplished from the exterior.

J. Section 903.3.7 is hereby amended to read as follows:

903.3.7 Fire department connections. The location of the fire department connections shall be approved and be located within 50-feet of a public or approved fire hydrant by the fire code official. The fire department connection height shall not be less than 36 inches or more than 48 inches above grade to the inlets.

K. Section 903.4 is hereby amended to read as follows:

903.4 Sprinkler system supervision and alarms. All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures, and water-flow switches on all sprinkler systems shall be electrically supervised by a listed fire alarm control unit regardless of the number of sprinkler heads including interior and exterior valves regardless of location or floor.

I hereby certify, under the penalty of perjury that the above and foregoing is a true and correct copy of an original on deposit within the records of the City of Ferris, this 17 day of December, 2013.
SUSAN W. JONES, Clerk, City Clerk
By: 

L. Section 903.4.3 is hereby amended to read as follows:

903.4.3 Floor Control Valves. Approved supervised indication control valves shall be provided at the point of connection to the riser on each floor in all buildings and Group I-2 occupancies. Valve locations will be in the fire sprinkler riser room on each riser or on each floor level in an accessible location.

M. Section 907.2.19 is hereby amended to read as follows:

907.2.19 Deep underground buildings. All underground buildings shall be equipped throughout with /0a manual fire alarm system, including an emergency voice/alarm communication system installed in accordance with section 907.6.2.2.

N. Section 912.2.1 is hereby amended to read as follows:

912.2.1 Visible location. Fire department connections shall be located on the front access side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire code official. The location of fire department connections shall be approved and installed as follows:

1. Within 50-feet of an approved roadway or driveway and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects including buildings, fences, posts, plantings, or other fire department connections and or otherwise approved by the Fire Chief.

2. Within 50- feet of an approved hydrant.

3. So that the inlet height shall not be less than 36 inches or more than 48 inches above grade.

4. Guard posts or other approved means may be required to protect fire department inlet connections from vehicular damage.

O. Section 1506.1 is hereby amended by adding the following:

The roof covering or roofing assembly on any structure regulated by this Code within the Historical District Overlay, generally known as the Old Town Temecula Historical Preservation District, shall not be less than a Class C roofing assembly.

P. Section 1907.2 is hereby added to read as follows:

1907.2 Additional requirements. Slab Dowels in all occupancies, slab connection from existing slabs to new construction shall be placed at a

minimum twenty-four (24) inches on center with reinforcing steel of one half inch minimum diameter, eight (18) inches in length. Embedment to existing shall be a minimum of six (6) inches.

Q. Section 3109.4.1 is hereby amended to read as follows:

3109.4.1 Barrier height and clearances. Every outdoor swimming pool shall be provided with a barrier that shall be installed, inspected and approved prior to plastering or filling with water. The top of the barrier shall be at least sixty (60) inches above grade measured on the side the barrier that faces away from the swimming pool. The maximum vertical clearance at the bottom of the barrier may be increased to four (4) inches (102 mm) when the grade is a solid surface such as a concrete deck, or when the barrier is mounted on top of the above ground pool structure. When barriers have horizontal members space less than fort-five (45) inches (1143 mm) apart, the horizontal members shall be placed on the pool side of the barrier. Any decorative design work on the side away from the swimming pool, such as protrusions, indentations away from the swimming pool, such as protrusions, indentations or cutouts which render the barrier easily climbable, is prohibited.

R. The following Appendices are deleted in their entirety from the California Building Code: Appendices A, B, D, E, G, H, I, J and K.

15.04.030 California Residential Code. The following Appendices are deleted in their entirety from the 2013 California Residential Code, as adopted by this Chapter: Appendices A, B, C, D, E, F, G, H, I, J, K, L, M, N, P, Q, R.

15.04.040 California Electrical Code. The following amendments, additions and deletions are made to the California Electrical Code, 2013 Edition, as adopted by this Chapter.

A. Section 90.4 is hereby amended by adding the following:

Violations and violation penalties are subject to Sections 15.02.060 and Chapter 1.20 of this Municipal Code.

For commercial projects an electrical contractor shall be responsible for obtaining permits for electrical work performed.

B. Section 90.8 is hereby amended by adding the following:

Accessory uses or other building, signs, separately located on the same lot or premises shall have connecting conductors run underground. (Agricultural area excepted).

Where spare circuit protective devices are provided or space for future circuit protective devices are provided on the bus in any flush or semi-

flush mounted panel, then raceways of sufficient capacity to permit utilization of such space or spaces shall be provided to an approved accessible location.

Circuits for electric vehicle charging stations shall meet all the requirements of CEC Article 625. Residential garages shall have a minimum three quarter (3/4) inch metal flex conduit ran from meter box to the garage fire wall and terminated in a metal box at forty-two (42) inches above finished floor for future electric vehicle charging station.

All residential electrical applications shall provide two (2) future expansion conduits from the meter box, one each stubbed to an approved, accessible upper and lower location.

C. Section 110.5 is hereby amended by adding the following:

Notwithstanding any provision to the contrary, no aluminum conductors smaller than #6 A.W.G. shall be used.

D. Table 300.5 is hereby amended to read as follows:

Table 300.5 Location of Wiring Method or Circuit "Under a Building" is amended to read "Six (6) inches beneath the concrete slab."

E. Section 334.10 is hereby amended to read as follows:

334.10 Uses Permitted. Type NM, Type NMC, and Type NMS cables shall be permitted to be used in the following:

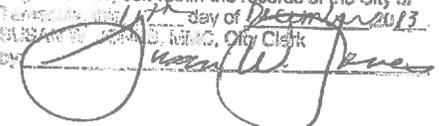
- 1) One and two-family dwellings.
- 2) Multi-family dwellings permitted to be types III, IV, and V construction except as prohibited in 334.12.

No type NM, NMC, or NMS, or non-metallic sheathed cable (Romex) may be used in commercial applications regardless of mixed-use occupancy.

[THE REMAINDER OF SEC. 334.10 TO 334.12 SHALL REMAIN UNCHANGED.]

F. Section 690.4 (A) is hereby amended to read as follows:

(A) Solar Photovoltaic Systems. Solar Photovoltaic Systems shall only be installed by registered California Contractors License Board entities with a valid A, B, C-10 or C-46 contractor license or the property owner. Valid copies of the entity's City of Temecula Business License and California Contractors License Board license shall be submitted on the plans.

I hereby certify, under the penalty of perjury that the above and foregoing is a true and correct copy of an original on deposit within the records of the City of Temecula, California, this 13th day of December 2013.
SUSAN B. JENSEN, City Clerk
by: 

The current carrying conductors of all sources of energy *shall be designed to de-energize, and remain de-energized, from their respective source of energy generation when the utility-supplied service's main breaker is opened (set to the "off" position) on the electrical system being energized by the aforementioned sources of energy.

*For purposed of this section, "sources of energy" includes alternating current, solar, wind, and fuel cell.

The point where the current carrying conductors are to be de-energized and remain de-energized shall be immediately adjacent to the point of energy generation or immediately adjacent to a combiner box, if so equipped. This shall apply to all electrical system installations, regardless of location of conductors inside or outside of any structures.

Solar systems not installed on roofs –

Foundation and/or footings size plans and substantiating design calculations shall be submitted showing supporting member sizes, dimensions, materials and the loads which will be imposed on the foundation or footings. Where the supporting framework of the modules or arrays is shown as part of the laboratory approved system, design calculations will not be required for the supporting framework of the modules or arrays provided they are included in the approved listing.

15.04.050 California Mechanical Code. The following amendments, additions and deletions are made to the California Mechanical Code, 2013 Edition, as adopted by this Chapter.

A. Section 111.1 is hereby added to read as follows:

111.1 Violations and violation penalties are subject to Section 15.02.060 and Chapters 1.20, 1.21, 1.24 and 8.12 of this Municipal Code.

B. Section 115 is hereby deleted in its entirety and superseded by Sections 15.02.010 through 15.02.080 of this Municipal Code. All references in the California Mechanical Code to fees, fee schedules, or fee tables shall mean the fee schedule as established by Resolution of the City Council in accordance with Section 15.02.010 herein.

C. Section 504.1 is hereby amended by adding the following:

Aluminum flex ducts are not permitted to be installed horizontally in rooms that produce steam. An angle greater than forty-five degrees from the vertical is considered a horizontal run.

15.04.060 California Plumbing Code. The following amendments, additions and deletions are made to the California Plumbing Code, 2013 Edition, as adopted by this chapter:

A. Section 102.3.2 of Chapter 1 is amended by adding the following:

Violations, violation penalties, and remedies are subject to Sections 15.02.060 and Chapters 1.20, 1.21, 1.24 and 8.12 of this Municipal Code.

B. Section 103.4 of Chapter 1 is deleted in its entirety and superseded by Sections 15.02.010 through 15.02.050 of this Municipal Code. All references in the California Plumbing Code to fees, fee schedules, or fee tables shall mean the fee schedule as established by resolution of the city council in accordance with Section 15.02.010 herein.

C. Section 211, definition of indirect waste pipe, is hereby amended to read as follows:

Indirect Waste Pipe. An indirect waste pipe is a pipe that does not connect directly with the drainage system but conveys liquid wastes by discharging through and approved air gap into a plumbing fixture, interceptor or receptacle which is directly connected to the drainage system.

Such water closet rooms in connection with food establishments where food is prepared, stored or served shall have a non-absorbent interior finish as specified in Section 1210 of the California Building Code.

D. Section 719.5 is hereby amended to read as follows:

719.5 Access. Cleanouts installed under concrete or asphalt paving shall be made accessible by yard boxes, or by extending flush in paving with a "brass cap" or other approved material for installation where subject to vehicular traffic.

E. Section 1203.3.2 is hereby amended by adding the following:

Testing of gas piping two (2) inches or greater or exceeding twenty (20) feet in length shall require a thirty (30) minute test witnessed by the jurisdiction. Such test shall be sixty (60) p.s.i. All welded pipe shall be graph tested for twenty-four (24) hours at sixty (60) p.s.i. witnessed by the jurisdiction. No gas tests shall be performed at less than ten (10) p.s.i and at not less than fifteen (15) minutes witnessed by the jurisdiction.

F. Section 1211.3.5 is amended by adding the following additional exception:

Exception 2: The installation of propane gas line for island fixtures is allowed beneath the slab as approved by the building official.

G. Section 1211.10 is hereby amended by adding the following:

The installation of Seismic Gas Shutoff Valves shall comply with the following requirements:

1. Be installed by a contractor licensed in the appropriate classification by the State of California.

Exception: Seismic gas shutoff valves may be installed by a gas utility provided a permit is obtained and the valves are installed and approved in accordance with this section.

2. Be mounted rigidly to the exterior of the building or structure containing the fuel gas piping.

Exception: This requirement need not apply if the Building Department determines that the seismic gas shutoff valve has been tested and listed for an alternate method of installation.

3. Be listed by an approved testing laboratory and certified by the Office of the State Architect.

4. Be approved by the Building and Safety Department.

5. Have thirty (30) year warranty, which warrants that the valve is free from defects, and will continue to properly operate for thirty (30) years from the date of installation.

6. Where seismic gas shutoff valves are installed as required by this section, they shall be maintained for the life of the building or structure or be replaced with a valve complying with the requirements of this section.

H The following chapters are adopted in their entirety from the 2013 California Plumbing Code: Chapter 13, Health Care Facilities and Medical Gas and Vacuum Systems; Chapter 16A, Non-Potable Water Reuse Systems.

I. The following appendices are adopted in their entirety from the 2013 California Plumbing Code, Appendix A, Recommended Rules for Signing the Water Supply System; Appendix B, Explanatory Notes on Combination Waste and Vent

I hereby certify, under the penalty of perjury that the above and foregoing is a true and correct copy of an original on deposit within the records of the City of Tustin, this 13 day of December, 2013
SUSAN W. JONES, M.M.C., City Clerk
by: [Signature]

Systems; Appendix D, Sizing Storm Water Drainage; Appendix G, Gray Water Systems; Appendix I, Installation Standards; Appendix K, Private Sewage Disposal Systems

J. The following appendix and Chapter are deleted in their entirety from the 2013 California Plumbing Code: Chapter 15, Firestop Protection; and Appendix L, Alternate Plumbing Systems.

15.04.070 Penalties for violation of Chapter 15.04. Any person, firm, partnership, or corporation violating any provision or to failing to comply with any of the requirements of this Chapter or any of the Codes hereby adopted, shall be subject to the penalties and remedies set forth in Chapters 1.20, 1.21, 1.24 and 8.12 of the Temecula Municipal Code. Each and every person, firm, partnership, or corporation shall be deemed guilty of a separate offense for each and every day or any portion thereof during which any violation of any of the provisions of this Chapter or the Codes hereby adopted is committed, continued or permitted by such person, firm, partnership or corporation, and shall be deemed punishable therefore as provided in this Chapter.

15.04.080 Civil remedies available. The violation of any of the provisions of this Chapter or any of the Codes hereby adopted shall constitute a nuisance and may be abated by the City through civil process by means of restraining order, preliminary or permanent injunction or in any other manner provided by law for the abatement of such nuisances.

Section 2. Section 15.02.060, Penalties, of the Temecula Municipal Code is hereby amended to read as follows:

15.02.060 Violations—Penalties.

It is unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this title. Violations, violation penalties and remedies are subject to Chapters 1.20, 1.21, 1.24 and 8.12 of this code.

Section 3. Severability. The City Council declares that, should any provision, section, paragraph, sentence or word of this Ordinance or the Codes hereby adopted be rendered or declared invalid by any final court action in a court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences and words of this Ordinance and the Codes hereby adopted shall remain in full force and effect.

Section 4. The City Clerk of the City of Temecula shall certify to the passage and adoption of this Ordinance and shall cause the same or a summary thereof to be published and posted in the manner required by law.

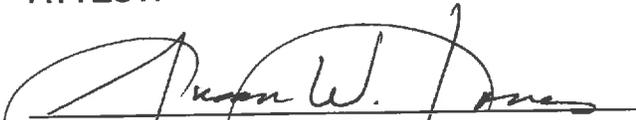
I hereby certify, under the penalty of perjury that the above and foregoing is a true and correct copy of an original on deposit within the records of the City of Temecula on this 13 day of December, 2013.

City Clerk

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Temecula this 10th day of December, 2013.


Michael S. Naggar, Mayor

ATTEST:


Susan W. Jones, MMC
City Clerk

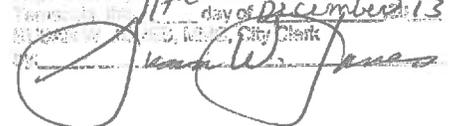
[SEAL]

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss
CITY OF TEMECULA)

I, Susan W. Jones, MMC, City Clerk of the City of Temecula, do hereby certify that the foregoing Ordinance No. 13-06 was duly introduced and placed upon its first reading at a meeting of the City Council of the City of Temecula on the 12th day of November, 2013, and that thereafter, said Ordinance was duly adopted by the City Council of the City of Temecula at a meeting thereof held on the 10th day of December, 2013, by the following vote:

AYES:	4	COUNCIL MEMBERS:	Comerchero, Edwards, Roberts, Naggar
NOES:	0	COUNCIL MEMBERS:	None
ABSENT:	1	COUNCIL MEMBERS:	Washington
ABSTAIN:	0	COUNCIL MEMBERS:	None


Susan W. Jones, MMC
City Clerk

I hereby certify, under the penalty of perjury that the above and foregoing is a true and correct copy of an original on deposit within the records of the City of Temecula on the 10th day of December, 2013.
Susan W. Jones, MMC, City Clerk


URGENCY ORDINANCE NO. 13-09

AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING SECTIONS 15.04.010 THROUGH 15.04.080, INCLUSIVE, OF THE TEMECULA MUNICIPAL CODE TO ADOPT BY REFERENCE THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE, THE 2013 EDITION OF THE CALIFORNIA HISTORICAL BUILDING CODE, THE 2013 EDITION OF THE CALIFORNIA EXISTING BUILDING CODE, THE 2013 EDITION OF THE CALIFORNIA ELECTRICAL CODE; THE 2013 EDITION OF THE CALIFORNIA MECHANICAL CODE; THE 2013 EDITION OF THE CALIFORNIA PLUMBING CODE; THE 2013 EDITION OF THE CALIFORNIA ADMINISTRATIVE CODE; AND THE 2013 EDITION OF THE CALIFORNIA ENERGY CODE, 2013 EDITION OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE, 2013 EDITION OF THE CALIFORNIA REFERENCED STANDARDS CODE, AND THE 2013 EDITION OF THE CALIFORNIA RESIDENTIAL CODE, TOGETHER WITH CERTAIN AMENDMENTS AND DELETIONS TO SAID CODES, AMENDING SECTION 15.02.060 OF THE TEMECULA MUNICIPAL CODE RELATING TO PENALTIES AND REMEDIES FOR VIOLATIONS OF TITLE 15 OF THE CODE, BUILDINGS AND CONSTRUCTION, AND DECLARING THE URGENCY THEREOF

THE CITY COUNCIL OF THE CITY OF TEMECULA DOES HEREBY ORDAIN AS FOLLOWS:

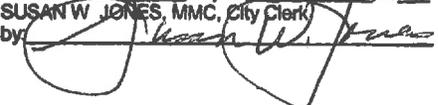
Section 1. Sections 15.04.010 through 15.04.080, inclusive, of Chapter 15.04 of Title 15 of the Temecula Municipal Code are hereby amended to read as follows:

15.04.010 Codes Adopted. Except as hereinafter provided in this Chapter, the following codes are adopted by reference as the Building Codes of the City of Temecula:

A. California Building Code, 2013 Edition, Volumes 1 and 2 (Part 2 of Title 24 of the California Code of Regulations), including, Appendix C-Agricultural Buildings, and Appendix F – Rodent Proofing;

B. California Historical Building Code, 2013 Edition (Part 8 of Title 24 of the California Code of Regulations);

C. California Existing Building Code, 2013 Edition (Part 10 of Title 24 of the California Code of Regulations);

I hereby certify, under the penalty of perjury that the above and foregoing is a true and correct copy of an original on deposit within the records of the City of Temecula, this 11th day of December 2013.
SUSAN W. JONES, MMC, City Clerk
by: 

D. California Electrical Code, 2013 Edition (Part 3 of Title 24 of the California Code of Regulations);

E. California Mechanical Code, 2013 Edition (Part 4 of Title 24 of the California Code of Regulations);

F. California Plumbing Code, 2013 Edition (Part 5 of Title 24 of the California Code of Regulations);

G. California Administrative Code, 2013 Edition (Part 1 of Title 24 of the California Code of Regulations);

H. California Energy Code, 2013 Edition (Part 6 of Title 24 of the California Code of Regulations),

I. California Green Building Standards Code, 2013 Edition (Part 11 of Title 24 of the California Code of Regulations), including Appendix A4 Residential Voluntary Measures and Appendix A5 Non Residential Voluntary Measures.

J. California Reference Standards Code, 2013 Edition (Part 12 of Title 24 of the California Code of Regulations),

K. California Residential Code, 2013 Edition (Part 2.5 of Title 24 of the California Code of Regulations). including Appendix J, Existing Building and Structures, and Appendix O Gray Water Recycling System.

A copy of each of the above codes shall be maintained in the office of City Clerk and shall be made available for public inspection while such codes are in force.

15.04.020 California Building Code. The following amendments, additions and deletions are made to the California Building Code, 2013 Edition, as adopted by this Chapter.

A. Section 105.2 is hereby amended by modifying subsection 4 under Building, to read as follows:

4. Retaining walls that are not over three (3) feet in height unless supporting a sloped surcharge and garden walls not over four (4) feet in height, measured from the top of footing to top of wall or impounding flammable Class I, Class II or III-A liquids.

B. Section 105.3 is hereby amended by adding Subsection 8 to read as follows:

8. All contractors and their subcontractors must have current and valid city business licenses.

I hereby certify, under the penalty of perjury that the above and foregoing is a true and correct copy of an original on deposit within the records of the City of Temecula, this 14 day of December 2013.
SUSAN W. JONES, MMC, City Clerk
by: 

C. Section 105.5 is amended to read as follows:

105.5 Expiration. Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced a new permit shall first be obtained by reinstatement of the permit and the fee therefore shall be one half the amount required for reinstating the permit for such work. When changes to any applicable codes have been adopted, the permit may only be renewed after a review has been made to certify that any new code requirements have been incorporated into the plans and a new full permit fee has been paid.

D. Section 110.3.6 is amended to read as follows:

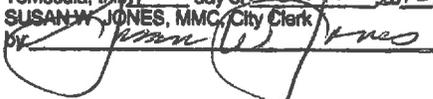
110.3.6 Fire and smoke resistant penetrations. Protection of joints and penetrations in fire resistance-rated assemblies shall not be concealed from view until inspected for all designed fire protection. Required fire seals/fire barriers in fire assemblies at fire-resistant penetrations shall be installed and certified by individuals with classification or certification covering the installation of these systems and certification of compliance shall be provided for building official's final approval.

E. Section 111.1 Use is hereby amended by adding the following:

To ensure appropriate continued use of any occupied space the building official will issue a new Certificate of Occupancy upon any change of tenant at the fee rates established by resolution of the City Council.

F. Section 114.4.1 is hereby added to read as follows:

Civil Penalty. Any person, firm or corporation who shall proceed with or commence work for which a permit is required by these building and construction regulations without first having obtained such permit shall, if subsequently permitted to obtain a permit therefore, pay double the fee fixed for such work. The original permit fee shall be for issuance of the permit and the balance shall be a civil penalty. This provision shall not apply to emergency work when it shall be proved to the satisfaction of the building official that such work was urgently necessary and that it was not practical to obtain a permit before commencement of the work. In all such cases a permit must be secured as soon as it is practicable to do so, and if there is an unreasonable delay in securing the required permit, the civil penalty as provided in this section shall be charged. In no event shall such civil penalty exceed the permit fee plus five hundred dollars. The civil penalty provided in this section shall be in addition to any other fines and remedies prescribed elsewhere in this code. The payment of such

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SUSAN W. JONES, MMC, City Clerk
By: 

fees and fine shall not relieve any person from fully complying with the requirements of these building and construction regulations in the execution of the work.

- G. Section 501.2 is hereby amended by adding the following:

Numbers or addresses for commercial and industrial buildings shall be maintained a minimum of twelve (12) inches in height facing the street or front of the building. Numbers or addresses in the Tourist Retail Core (TRC) of the Old Town Specific Plan, shall be a minimum of eight (8) inches in height. All suites must have a minimum of six (6) inch high letters on both front and rear doors. Residential usages must have as a minimum four (4) inch high letters. All letters must be placed upon a contrasting background.

- H. Section 903.2 is hereby amended to read as follows:

903.2 Where required. Approved automatic sprinkler systems shall be installed in all occupancies and locations greater than 3,600 square feet or any structure requiring a fire flow requirement of 1,500 gpm or more. The requirements supersede the requirements set forth in sections 903.2.1 through 903.2.12.

- I. Section 903.2.11.1.1 is hereby amended to read as follows:

903.2.11.1.1 Opening dimension and access. Openings shall have a minimum dimension of not less than 36 inches. Such openings shall be accessible to the fire department from the exterior and shall not be obstructed in a manner that the fire fighting or rescue cannot be accomplished from the exterior.

- J. Section 903.3.7 is hereby amended to read as follows:

903.3.7 Fire department connections. The location of the fire department connections shall be approved and be located within 50-feet of a public or approved fire hydrant by the fire code official. The fire department connection height shall not be less than 36 inches or more than 48 inches above grade to the inlets.

- K. Section 903.4 is hereby amended to read as follows:

903.4 Sprinkler system supervision and alarms. All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures, and water-flow switches on all sprinkler systems shall be electrically supervised by a listed fire alarm control unit regardless of the number of sprinkler heads including interior and exterior valves regardless of location or floor.

L. Section 903.4.3 is hereby amended to read as follows:

903.4.3 Floor Control Valves. Approved supervised indication control valves shall be provided at the point of connection to the riser on each floor in all buildings and Group I-2 occupancies. Valve locations will be in the fire sprinkler riser room on each riser or on each floor level in an accessible location.

M. Section 907.2.19 is hereby amended to read as follows:

907.2.19 Deep underground buildings. All underground buildings shall be equipped throughout with /0a manual fire alarm system, including an emergency voice/alarm communication system installed in accordance with section 907.6.2.2.

N. Section 912.2.1 is hereby amended to read as follows:

912.2.1 Visible location. Fire department connections shall be located on the front access side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire code official. The location of fire department connections shall be approved and installed as follows:

1. Within 50-feet of an approved roadway or driveway and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects including buildings, fences, posts, plantings, or other fire department connections and or otherwise approved by the Fire Chief.

2. Within 50- feet of an approved hydrant.

3. So that the inlet height shall not be less than 36 inches or more than 48 inches above grade.

4. Guard posts or other approved means may be required to protect fire department inlet connections from vehicular damage.

O. Section 1506.1 is hereby amended by adding the following:

The roof covering or roofing assembly on any structure regulated by this Code within the Historical District Overlay, generally known as the Old Town Temecula Historical Preservation District, shall not be less than a Class C roofing assembly.

P. Section 1907.2 is hereby added to read as follows:

1907.2 Additional requirements. Slab Dowels in all occupancies, slab connection from existing slabs to new construction shall be placed at a minimum twenty-four (24) inches on center with reinforcing steel of one

half inch minimum diameter, eight (18) inches in length. Embedment to existing shall be a minimum of six (6) inches.

Q. Section 3109.4.1 is hereby amended to read as follows:

3109.4.1 Barrier height and clearances. Every outdoor swimming pool shall be provided with a barrier that shall be installed, inspected and approved prior to plastering or filling with water. The top of the barrier shall be at least sixty (60) inches above grade measured on the side the barrier that faces away from the swimming pool. The maximum vertical clearance at the bottom of the barrier may be increased to four (4) inches (102 mm) when the grade is a solid surface such as a concrete deck, or when the barrier is mounted on top of the above ground pool structure. When barriers have horizontal members space less than fort-five (45) inches (1143 mm) apart, the horizontal members shall be placed on the pool side of the barrier. Any decorative design work on the side away from the swimming pool, such as protrusions, indentations away from the swimming pool, such as protrusions, indentations or cutouts which render the barrier easily climbable, is prohibited.

R. The following Appendices are deleted in their entirety from the California Building Code: Appendices A, B, D, E, G, H, I, J and K.

15.04.030 California Residential Code. The following Appendices are deleted in their entirety from the 2013 California Residential Code, as adopted by this Chapter: Appendices A, B, C, D, E, F, G, H, I J, K, L, M, N, P, Q, R.

15.04.040 California Electrical Code. The following amendments, additions and deletions are made to the California Electrical Code, 2013 Edition, as adopted by this Chapter.

A. Section 90.4 is hereby amended by adding the following:

Violations and violation penalties are subject to Sections 15.02.060 and Chapter 1.20 of this Municipal Code.

For commercial projects an electrical contractor shall be responsible for obtaining permits for electrical work performed.

B. Section 90.8 is hereby amended by adding the following:

Accessory uses or other building, signs, separately located on the same lot or premises shall have connecting conductors run underground. (Agricultural area excepted).

Where spare circuit protective devices are provided or space for future circuit protective devices are provided on the bus in any flush or semi-flush mounted panel, then raceways of sufficient capacity to permit

utilization of such space or spaces shall be provided to an approved accessible location.

Circuits for electric vehicle charging stations shall meet all the requirements of CEC Article 625. Residential garages shall have a minimum three quarter (3/4) inch metal flex conduit ran from meter box to the garage fire wall and terminated in a metal box at forty-two (42) inches above finished floor for future electric vehicle charging station.

All residential electrical applications shall provide two (2) future expansion conduits from the meter box, one each stubbed to an approved, accessible upper and lower location.

C. Section 110.5 is hereby amended by adding the following:

Notwithstanding any provision to the contrary, no aluminum conductors smaller than #6 A.W.G. shall be used.

D. Table 300.5 is hereby amended to read as follows:

Table 300.5 Location of Wiring Method or Circuit "Under a Building" is amended to read "Six (6) inches beneath the concrete slab."

E. Section 334.10 is hereby amended to read as follows:

334.10 Uses Permitted. Type NM, Type NMC, and Type NMS cables shall be permitted to be used in the following:

- 1) One and two-family dwellings.
- 2) Multi-family dwellings permitted to be types III, IV, and V construction except as prohibited in 334.12.

No type NM, NMC, or NMS, or non-metallic sheathed cable (Romex) may be used in commercial applications regardless of mixed-use occupancy.

[THE REMAINDER OF SEC. 334.10 TO 334.12 SHALL REMAIN UNCHANGED.]

F. Section 690.4 (A) is hereby amended to read as follows:

(A) Solar Photovoltaic Systems. Solar Photovoltaic Systems shall only be installed by registered California Contractors License Board entities with a valid A, B, C-10 or C-46 contractor license or the property owner. Valid copies of the entity's City of Temecula Business License and California Contractors License Board license shall be submitted on the plans.

The current carrying conductors of all sources of energy *shall be designed to de-energize, and remain de-energized, from their respective

source of energy generation when the utility-supplied service's main breaker is opened (set to the "off" position) on the electrical system being energized by the aforementioned sources of energy.

*For purposed of this section, "sources of energy" includes alternating current, solar, wind, and fuel cell.

The point where the current carrying conductors are to be de-energized and remain de-energized shall be immediately adjacent to the point of energy generation or immediately adjacent to a combiner box, if so equipped. This shall apply to all electrical system installations, regardless of location of conductors inside or outside of any structures.

Solar systems not installed on roofs –

Foundation and/or footings size plans and substantiating design calculations shall be submitted showing supporting member sizes, dimensions, materials and the loads which will be imposed on the foundation or footings. Where the supporting framework of the modules or arrays is shown as part of the laboratory approved system, design calculations will not be required for the supporting framework of the modules or arrays provided they are included in the approved listing.

15.04.050 California Mechanical Code. The following amendments, additions and deletions are made to the California Mechanical Code, 2013 Edition, as adopted by this Chapter.

A. Section 111.1 is hereby added to read as follows:

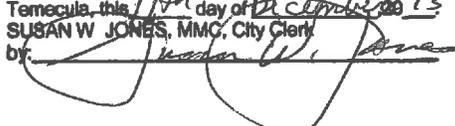
111.1 Violations and violation penalties are subject to Section 15.02.060 and Chapters 1.20, 1.21, 1.24 and 8.12 of this Municipal Code.

B. Section 115 is hereby deleted in its entirety and superseded by Sections 15.02.010 through 15.02.080 of this Municipal Code. All references in the California Mechanical Code to fees, fee schedules, or fee tables shall mean the fee schedule as established by Resolution of the City Council in accordance with Section 15.02.010 herein.

C. Section 504.1 is hereby amended by adding the following:

Aluminum flex ducts are not permitted to be installed horizontally in rooms that produce steam. An angle greater than forty-five degrees from the vertical is considered a horizontal run.

15.04.060 California Plumbing Code. The following amendments, additions and deletions are made to the California Plumbing Code, 2013 Edition, as adopted by this chapter:

I hereby certify, under the penalty of perjury that the above and foregoing is a true and correct copy of an original on deposit within the records of the City of Temecula, this 11th day of December 2013
SUSAN W JONES, MMC, City Clerk
by: 

- A. Section 102.3.2 of Chapter 1 is amended by adding the following:

Violations, violation penalties, and remedies are subject to Sections 15.02.060 and Chapters 1.20, 1.21, 1.24 and 8.12 of this Municipal Code.

- B. Section 103.4 of Chapter 1 is deleted in its entirety and superseded by Sections 15.02.010 through 15.02.050 of this Municipal Code. All references in the California Plumbing Code to fees, fee schedules, or fee tables shall mean the fee schedule as established by resolution of the city council in accordance with Section 15.02.010 herein.

- C. Section 211, definition of indirect waste pipe, is hereby amended to read as follows:

Indirect Waste Pipe. An indirect waste pipe is a pipe that does not connect directly with the drainage system but conveys liquid wastes by discharging through and approved air gap into a plumbing fixture, interceptor or receptacle which is directly connected to the drainage system.

Such water closet rooms in connection with food establishments where food is prepared, stored or served shall have a non-absorbent interior finish as specified in Section 1210 of the California Building Code.

- D. Section 719.5 is hereby amended to read as follows:

719.5 Access. Cleanouts installed under concrete or asphalt paving shall be made accessible by yard boxes, or by extending flush in paving with a "brass cap" or other approved material for installation where subject to vehicular traffic.

- E. Section 1203.3.2 is hereby amended by adding the following:

Testing of gas piping two (2) inches or greater or exceeding twenty (20) feet in length shall require a thirty (30) minute test witnessed by the jurisdiction. Such test shall be sixty (60) p.s.i. All welded pipe shall be graph tested for twenty-four (24) hours at sixty (60) p.s.i. witnessed by the jurisdiction. No gas tests shall be performed at less than ten (10) p.s.i and at not less than fifteen (15) minutes witnessed by the jurisdiction.

- F. Section 1211.3.5 is amended by adding the following additional exception:

Exception 2: The installation of propane gas line for island fixtures is allowed beneath the slab as approved by the building official.

- G. Section 1211.10 is hereby amended by adding the following:

I hereby certify, under the penalty of perjury that the above and foregoing is a true and correct copy of an original on deposit within the records of the City of Temecula, this 11th day of December, 2013.
SUSAN W. JONES, MMC, City Clerk
by: 

The installation of Seismic Gas Shutoff Valves shall comply with the following requirements:

1. Be installed by a contractor licensed in the appropriate classification by the State of California.

Exception: Seismic gas shutoff valves may be installed by a gas utility provided a permit is obtained and the valves are installed and approved in accordance with this section.

2. Be mounted rigidly to the exterior of the building or structure containing the fuel gas piping.

Exception: This requirement need not apply if the Building Department determines that the seismic gas shutoff valve has been tested and listed for an alternate method of installation.

3. Be listed by an approved testing laboratory and certified by the Office of the State Architect.

4. Be approved by the Building and Safety Department.

5. Have thirty (30) year warranty, which warrants that the valve is free from defects, and will continue to properly operate for thirty (30) years from the date of installation.

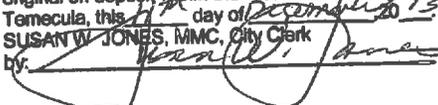
6. Where seismic gas shutoff valves are installed as required by this section, they shall be maintained for the life of the building or structure or be replaced with a valve complying with the requirements of this section.

H The following chapters are adopted in their entirety from the 2013 California Plumbing Code: Chapter 13, Health Care Facilities and Medical Gas and Vacuum Systems; Chapter 16A, Non-Potable Water Reuse Systems.

I. The following appendices are adopted in their entirety from the 2013 California Plumbing Code, Appendix A, Recommended Rules for Signing the Water Supply System; Appendix B, Explanatory Notes on Combination Waste and Vent Systems; Appendix D, Sizing Storm Water Drainage; Appendix G, Gray Water Systems; Appendix I, Installation Standards; Appendix K, Private Sewage Disposal Systems

J. The following appendix and Chapter are deleted in their entirety from the 2013 California Plumbing Code: Chapter 15, Firestop Protection; and Appendix L, Alternate Plumbing Systems.

15.04.070 Penalties for violation of Chapter 15.04. Any person, firm, partnership, or corporation violating any provision or to failing to comply with any of the requirements of this Chapter or any of the Codes hereby adopted, shall be subject to

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by: SUSAN W. JONES, MMC, City Clerk


the penalties and remedies set forth in Chapters 1.20, 1.21, 1.24 and 8.12 of the Temecula Municipal Code. Each and every person, firm, partnership, or corporation shall be deemed guilty of a separate offense for each and every day or any portion thereof during which any violation of any of the provisions of this Chapter or the Codes hereby adopted is committed, continued or permitted by such person, firm, partnership or corporation, and shall be deemed punishable therefore as provided in this Chapter.

15.04.080 Civil remedies available. The violation of any of the provisions of this Chapter or any of the Codes hereby adopted shall constitute a nuisance and may be abated by the City through civil process by means of restraining order, preliminary or permanent injunction or in any other manner provided by law for the abatement of such nuisances.

Section 2. Section 15.02.060, Penalties, of the Temecula Municipal Code is hereby amended to read as follows:

15.02.060 Violations—Penalties.

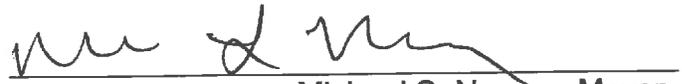
It is unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this title. Violations, violation penalties and remedies are subject to Chapters 1.20, 1.21, 1.24 and 8.12 of this code.

Section 3. Severability. The City Council declares that, should any provision, section, paragraph, sentence or word of this Ordinance or the Codes hereby adopted be rendered or declared invalid by any final court action in a court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences and words of this Ordinance and the Codes hereby adopted shall remain in full force and effect.

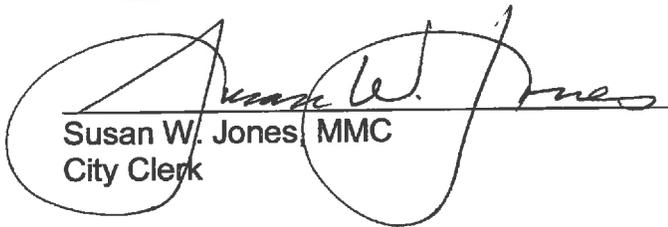
Section 4. Urgency. The City Council finds that it is necessary, for the immediate preservation of the public health, safety and welfare, that this Ordinance take effect immediately. In the absence of immediate effectiveness, the 2013 California Building Code will take effect on January 1, 2014, while the amendments to the California Building Code adopted herein and providing greater protection to the public health, safety and welfare, will not become effective until after said date, unless the California Building Code and amendments to building standards therein, as set forth herein, are adopted by urgency ordinance. Such a delay in adoption of more protective building standards, which are primarily designed to protect the health, safety, and welfare of persons within the City of Temecula, would result in less stringent building standards being operative and would constitute an immediate threat to the public health, safety and welfare until the new standards take effect. Therefore, the City Council adopts this Ordinance as an urgency ordinance, effective immediately and operative on January 1, 2014.

Section 5. The City Clerk of the City of Temecula shall certify to the passage and adoption of this Ordinance and shall cause the same or a summary thereof to be published and posted in the manner required by law.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Temecula this 10th day of December, 2013.


Michael S. Naggar, Mayor

ATTEST:

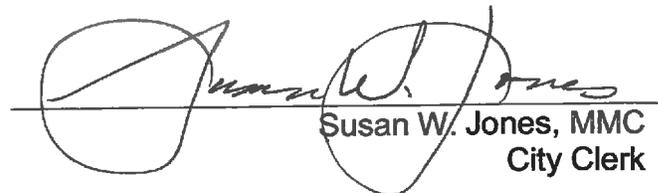

Susan W. Jones, MMC
City Clerk

[SEAL]

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss
CITY OF TEMECULA)

I, Susan W. Jones, MMC, City Clerk of the City of Temecula, do hereby certify that the foregoing Ordinance No. 13-09 was duly adopted and passed as an Urgency Ordinance at a regular meeting of the City Council on the 10th day of December, 2013, by the following vote:

AYES:	4	COUNCIL MEMBERS:	Comerchero, Edwards, Roberts, Naggar
NOES:	0	COUNCIL MEMBERS:	None
ABSENT:	1	COUNCIL MEMBERS:	Washington
ABSTAIN:	0	COUNCIL MEMBERS:	None


Susan W. Jones, MMC
City Clerk

I hereby certify, under the penalty of perjury that the above and foregoing is a true and correct copy of an original on deposit within the records of the City of Temecula, this 10th day of December 2013.
SUSAN W. JONES, MMC, City Clerk
by: 