

**BUILDING STANDARDS COMMISSION**

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



September 24, 2014

Kevin Jorgensen  
Chief Building Official  
City of Tracy  
333 Civic Center Plaza  
Tracy, CA 95376

RE: Ordinance # 1192

Dear Mr. Jorgensen:

This letter is to advise you of our determination regarding the referenced ordinance with express findings received from your agency on September 3, 2014.

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

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

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

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

Sincerely,

  
Enrique M. Rodriguez  
Associate Construction Analyst

cc: Chron  
Local Filings

**O'Brien, Laurie@DGS**

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**From:** Stacey Merjil <Stacey.Merjil@ci.tracy.ca.us>  
**Sent:** Tuesday, September 09, 2014 3:10 PM  
**To:** OrdinanceFilings@DGS  
**Subject:** City of Tracy Ordinance notification  
**Attachments:** Ca Buidling Standards Letter.pdf

Hello!

Attached is the letter regarding our City Ordinance. If you have any questions, you may contact Kevin Jorgensen at (209) 831-6415 or [kevin.jorgensen@ci.tracy.ca.us](mailto:kevin.jorgensen@ci.tracy.ca.us). A hard copy will follow in the mail. Thank you.

Stacey

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*Stacey Merjil*  
*Administrative Assistant II*  
*City of Tracy*  
*Development Services*  
*333 Civic Center Dr.*  
*Tracy, CA 95376*

*(209) 831-6431 Direct*  
*(209) 831-6439 fax*



Build Inside the Triangle™

## CITY OF TRACY

Building Safety & Fire Prevention  
333 Civic Center Plaza  
Tracy, CA 95376  
Main 209.831.6400  
[www.ci.tracy.ca.us](http://www.ci.tracy.ca.us)



September 9, 2014

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

To Whom It May Concern:

Enclosed, are the findings associated with our local ordinances. If you have any questions regarding the findings, please contact me at (209) 831-6415 or [kevin.jorgensen@ci.tracy.ca.us](mailto:kevin.jorgensen@ci.tracy.ca.us).

Sincerely,

Kevin Jorgensen  
Chief Building Official  
Fire Code Official

January 7, 2014

## AGENDA ITEM 8

### REQUEST

**INTRODUCTION OF AN ORDINANCE ADOPTING, BY REFERENCE, THE 2013 CALIFORNIA BUILDING AND RELATED CODES, SPECIFYING WHICH APPENDICES APPLY TO THE CITY OF TRACY, RE-ADOPTING CERTAIN EXISTING SECTIONS OF TITLE 9 OF THE TRACY MUNICIPAL CODE, ADOPTING STANDARDS RELATED TO EXTERIOR PALLET STORAGE, RADIO AMPLIFICATION SYSTEMS, AUTOMATIC SPRINKLER SYSTEMS AND OTHER EMERGENCY RESPONDER REQUIREMENTS AND SETTING A PUBLIC HEARING DATE AND TIME FOR ADOPTION OF THE ORDINANCE**

### EXECUTIVE SUMMARY

The 2013 California Building and Fire Codes are mandated to be enforced throughout California six months after the publication date regardless of the local adoption process. The state-mandated effective date of local enforcement occurs on January 1, 2014. However, to enforce necessary local amendments, adopt certain appendices to the Building Codes update and contemporize administrative provisions, antiquated codes and references, modifications to Title 9 of the Tracy Municipal Code are requested at this time.

### DISCUSSION

New versions of the various building and fire codes (California Codes) related to building design and construction are adopted by the State of California every three years. As new codes are adopted by the legislature, the City of Tracy amends our local ordinances as necessary. The codes under current consideration are the 2013 California Codes that replace the 2010 versions as set forth in Title 24 of the California Code of Regulations. These California Codes include the following:

- California Building Code (CBC),
- California Fire Code, (CFC),
- California Mechanical Code (CMC),
- California Plumbing Code (CPC),
- California Electrical Code (CEC),
- California Energy Code (CEnC),
- California Residential Code (CRC),
- California Existing Building Code (CEBC),
- California Green Standards Building Code (CGBSC)
- California Historical Building Code (CHBC).

Additionally, some of the California Codes are amended International Codes (copyrighted by the International Code Council or ICC), Uniform Codes (copyrighted by the International Association of Plumbing and Mechanical Officials or IAPMO) and the National Electric Code (copyrighted by the National Fire Protection Agency or NFPA), having been amended by various state agencies and ratified by the California State Building Standards Commission.

These codes provide minimum requirements and standards for the protection of life, limb, health, property, safety and welfare of the general public, owners and occupants of buildings. The California Health and Safety Code requires cities to enforce the most recent editions of the California Codes. As such, the 2013 California Codes are required by the State to be enforced beginning January 1, 2014.

However, local agencies, such as Tracy, are able to adopt appendices that are not uniformly required otherwise. In addition to the mandated 2013 building codes mentioned above, City staff is recommending adoption of certain appendices. This approach was also taken in 2009, and with previous building code updates.

The following list of California Codes and corresponding appendices are recommended for adoption:

- 2013 California Building Code; Appendices C, F, H, K
- 2013 California Electrical Code
- 2013 California Mechanical Code
- 2013 California Plumbing Code; All Appendices except J and L
- 2013 California Energy Code; Appendix 1-A
- 2013 California Residential Code; Appendix H
- 2013 California Historical Building Code; Appendix A
- 2013 California Existing Building Code
- 2013 California Green Standards Building Code
- 2013 California Fire Code; Appendices B, BB, C, CC, D, F, H and K

#### Local Amendments to the Building Codes

As stated above, most of the 2013 California Codes have appendices that are not applicable unless adopted locally. Some of the local amendments contained within the proposed ordinance are those that have been previously adopted by the City. Those specific items are excluded from this discussion but the new amendments are mentioned below. Not all appendices are proposed for local adoption.

The list below identifies all of the appendices recommended for approval and briefly clarifies the reason for recommendation; it also includes the appendices not recommended for approval and the rationale.

#### Recommended Appendices

- 2013 CBC Appendix C; gives specific requirements and definitions related to agricultural buildings wherever such exist within the City limits
- 2013 CBC Appendix F; gives specific requirements enabling rodent-proofing
- 2013 CBC Appendix H; provides requirements for unique construction aspects of commercial signage
- 2013 CBC Appendix K; State-mandated requirements for the Central Valley Flood Protection Plan for commercial buildings
- 2013 CRC Appendix H; provides requirements for unique aspects of patio construction

- 2013 CPC Appendix A; provides standardization to the sizing of water supply systems
- 2013 CPC Appendix B; provides explanatory direction for combination waste and vent systems
- 2013 CPC Appendix C; clarifies procedures for the design and approval of engineered plumbing systems, alternate materials and equipment not specifically covered in other parts of the CPC
- 2013 CPC Appendix D; provides standardization for sizing of storm water and drainage systems
- 2013 CPC Appendix E; provides criteria for the design and installation of manufactured and/or mobile home park plumbing and drainage systems
- 2013 CPC Appendix F; provides criteria for firefighter breathing air replenishment systems in high-rise building, underground structures, etc.
- 2013 CPC Appendix G; provides requirements for the sizing of venting systems for Category I appliances
- 2013 CPC Appendix H; where private sewage disposal is approved, this appendix provides the necessary requirements
- 2013 CPC Appendix I; provides standardization for specific plumbing installations
- 2013 CPC Appendix K; provides standards where potable rainwater catchment systems are installed
- 2013 CENC Appendix 1-A; provides expanded information regarding energy standards and other documents referenced within the CEnC
- 2013 CHBC Appendix A; clarifies if modifications made to qualified historical buildings meet Federal requirements as the CHBC is intended to work in conjunction with Federal standards
- 2013 CFC Appendix B; provides criteria for fire flow requirements
- 2013 CFC Appendix BB; provides criteria for fire flow requirements specific to private schools
- 2013 CFC Appendix C; provides criteria for hydrant location and appropriate number thereof
- 2013 CFC Appendix CC; provides criteria for hydrant location and appropriate number thereof specific to private schools
- 2013 CFC Appendix D; provides additional requirements as it relates to Fire Department emergency access to buildings
- 2013 CFC Appendix F; clarifies hazardous materials placarding requirements based on NFPA 704
- 2013 CFC Appendix H; creates a standard for a hazardous materials management plan and hazardous materials inventory sheets
- 2013 CFC Appendix K provides standards for haunted houses where none currently exist.

The list below identifies all of the appendices and annexes not recommended for approval and also briefly clarifies the reason for exclusion from recommendation. Additionally, annexes that are included within certain codes contain nonmandatory information relative to the use of the code and are not part of the enforceable requirements of the code. Therefore, annexes contained in the codes are not necessary to adopt locally.

Appendices and Annexes Not Recommended

- 2013 CBC Appendix A; the City's Human Resources Department provides employee qualifications
- 2013 CBC Appendix B; TMC already has Building Board of Appeals provisions
- 2013 CBC Appendix D; enforces construction restrictions in fire districts that are more restrictive than the Building Code. For example, the typical wood framing of a single family dwelling would not be allowed.
- 2013 CBC Appendix E; the appendix is reserved
- 2013 CBC Appendix G; TMC already has requirements for flood-resistant construction
- 2013 CBC Appendix I; the CRC already has requirements for residential patio covers
- 2013 CBC Appendix J; the City already has standards for grading
- 2013 CRC Appendix A; these regulations represent different national code standards than already provided in the CPC
- 2013 CRC Appendix B; these regulations represent different national code standards than already provided in the CPC
- 2013 CRC Appendix C; these regulations represent different national code standards than already provided in the CPC
- 2013 CRC Appendix D; the City does not perform inspections of existing appliances and therefore does not need these prescriptive requirements
- 2013 CRC Appendix E; these regulations are comparative to the applicable California Code of Regulations Title 25
- 2013 CRC Appendix F; Tracy is a low potential area where radon-resistant construction is not needed
- 2013 CRC Appendix G; repetitive requirements already found in CBC.
- 2013 CRC Appendix I; these regulations represent different national code standards than already provided in the CPC
- 2013 CRC Appendix J; TMC already has requirements for existing buildings and structures
- 2013 CRC Appendix K; repetitive, requirements already found in CBC
- 2013 CRC Appendix L; the City already has a fee schedule
- 2013 CRC Appendix M; State law already provides requirements for home day care
- 2013 CRC Appendix N; these regulations represent different national code standards than already provided in the CPC.
- 2013 CRC Appendix O; these regulations are redundant as they are found in the CFC.
- 2013 CRC Appendix P; these regulations represent different national code standards than already provided in the CPC
- 2013 CRC Appendix Q; the cross reference is to a national code standard that is not used in California
- 2013 CMC Appendix A; this appendix is a form to calculate the HVAC loads for a residential system and is not necessary to adopt
- 2013 CMC Appendix B; the City does not place gas equipment in operation and therefore does not need these prescriptive procedures

- 2013 CMC Appendix C; the City does not install and test oil fuel-fired equipment
- 2013 CMC Appendix D; these unit conversion tables are readily available standards and are not necessary to adopt
- 2013 GBSC Appendix A4; additional residential requirements such as higher levels of landscape irrigation design, recycled content requirements, thermal insulation requirements and mandatory cool roof and permeable paving requirements that will have an adverse economic impact to the project.
- 2013 GBSC Appendix A5; additional commercial requirements such as higher levels of requirements for fuel-efficient vehicles, recycled building materials, cool roofing, outdoor lighting and interior pollutant controls that will have an adverse economic impact to the project.
- 2013 CEC Annex A; identifies product safety standards which are informational and not necessary to adopt
- 2013 CEC Annex B; provides an alternate method for calculating ampacities and is not necessary to adopt
- 2013 CEC Annex C; provides conduit and tubing fill tables that are useful but not necessary to adopt
- 2013 CEC Annex D; provides load calculation examples that are helpful to understand load calculations but not necessary to adopt
- 2013 CEC Annex E; provides information related to types of construction that are not necessary to adopt
- 2013 CEC Annex F; provides information for critical operations power systems and is not necessary to adopt
- 2013 CEC Annex G; provides parameters for supervisory control and data acquisition systems (SCADA) but is not necessary to adopt
- 2013 CEC Annex H; the City already has administrative provisions for the CEC
- 2013 CEC Annex I; provides recommended torque tables as informational tables only and therefore, is not necessary to adopt
- 2013 CPC Appendix J; provides an example of how to calculate a combination of indoor and outdoor combustion ventilation openings and is not needed to be adopted
- 2013 CPC Appendix L; provides a comprehensive set of technical provisions that would mandate additional sustainable practices than what is already required through the CGBSC
- 2013 CFC Appendix A; provides a standard for an appeals board other than what the TMC has already provided
- 2013 CFC Appendix E; is informational only and is not intended for adoption
- 2013 CFC Appendix G; is informational only and is not intended for adoption
- 2013 CFC Appendix I; is informational only and is not intended for adoption
- 2013 CFC Appendix J; provides a standard for a building information sign wherein the Fire Department incident preplanning operations provide the equivalent information.

Additional Explanation for the Recommended Adoption of Various Appendices

The 2010 CRC first required suppression systems for all new single-family dwellings. Title 25 of the California Code of Regulations does not require that manufacturers of 'manufactured homes' install sprinkler systems in such homes unless a local ordinance mandates such systems. Yet, the protection of life provided by suppression systems should not be limited to site-built homes. Therefore, staff is proposing that the City of

Tracy require suppression systems in all of its newly built or manufactured homes with the 2013 CRC as a code amendment.

The 2013 CFC has incorporated new requirements and language within the model code that will necessitate the removal of several previously adopted amendments to the CFC currently found within the Tracy Municipal Code (TMC) to prevent redundancy. Staff is recommending that TMC Chapter 9.06 also be modified to update other administrative provisions of the other California codes being adopted locally. The 2013 CFC section 315 is proposed to be amended by consolidating provisions of the National Fire Protection Association Standard 1 and other portions of the 2013 California Fire Code. The amendment addresses the extraordinary hazard of exterior pallet fires. After an exterior pallet fire is initiated, the extreme rate of fire growth and heat intensity can contribute to a fire with major building-to-building flame spread over a great distance due to radiant heat generation that can be intensified by the windy conditions experienced in Tracy. Separation distances to property lines, buildings on site and to other on-site combustible storage are proposed to reduce the potential hazard.

Emergency responders, particularly firefighters, need ready access into buildings for them to rescue people within such buildings, find the source of the hazard, contain the hazard and eliminate the hazard. Various CFC amendments are being proposed for local adoption to do just this. For example, locked electrical gates need to have a non-proprietary use of signal receiver compatible with that used by fire engine companies for automatic access. Other amendments clarify the make, model, manufacturer and installation requirements of keyed entrance boxes. These boxes house the keys to businesses enabling ready emergency access by the Fire Department so that destructive access is avoided. Also, an amendment has been added to require the installation of a container which is to house current information regarding quantities, type and location of hazardous materials within a specific structure and/or site. This information is essential to firefighting personnel in responding to a fire involving hazardous substances or confronting a major accidental chemical release.

The previously adopted Fire Code amendment requires automatic sprinklers in existing building when a remodel or alteration is in excess of \$100,000 in valuation and where the existing structure is in excess of 6000 square feet in area. The monetary threshold was based on construction costs established at the time the amendment was first introduced to the TMC in 1985 and did not take into consideration cost increases in construction for wages and materials. The new amendment would link to a construction cost index that would allow for the increase in the \$100,000 base cost established in 1985 to an equivalent cost in today's terms at approximately \$260,000 and make the installation more reasonable and less of an impact upon owners of existing buildings interested in tenant improvements.

If adopted, this amendment would establish a three-year period within which expenditures for permitted improvements to a structure in excess of the adjusted \$100,000 valuation would trigger the installation of an automatic sprinkler system. There are also provisions for additions, change of use and minimum square footages for any type of newly constructed building that will also mandate automatic sprinkler protection. Such protection has proven not only to control, if not altogether extinguish fires that may start, but more importantly, save lives.

Staff proposes that the 2013 California Fire Code be amended to require emergency responder radio coverage within existing buildings where certain improvements to the

structure would impede such emergency radio communications. The intent is to further protect against loss of life (either on behalf of person in an emergency or the responder).

Most of the changes noted within the 2013 California Codes from previous editions should have minimal impact upon construction, yet constitute a continued effort to achieve the highest levels of health and life safety in the built environment under specified minimum standards. However, the most significant changes are the requirements found in the CEC and the CGBSC related to increased energy efficiencies and requirements that have a positive environmental impact and encourage sustainable construction practices.

A public hearing to adopt the mandated codes is not required. Government Code section 50022.2 provides an exception to the public hearing requirements for adopting codes by reference for those codes which the City is required to enforce as a condition of compliance with a state statute. However, a public hearing is required for adoption of the various non-mandated appendices to the codes so Staff is requesting that Council set a date for such public hearing to occur concurrently with adoption (second reading) of the proposed ordinance.

#### Local Outreach

City staff recently met with a group of community stakeholders that included business owners, residential and commercial developers, and contractors in order to receive feedback and more fully discuss the code updates. The stakeholders have been informed of the proposed local ordinances, and have expressed agreement with implementation of the proposed local amendments of the 2013 California Codes for the City of Tracy.

#### STRATEGIC PLAN

This agenda item supports the Public Safety strategy in relation to the adoption of the 2013 California Codes and specifically implements the following goals:

Goal 2: Promotes public health, safety and community welfare.

#### FISCAL IMPACT

Adoption of the ordinance could have a negative fiscal impact. Although the fees collected at permit issuance will not change, the new code editions will impose new construction requirements that are necessary to be inspected and plan reviewed by staff in both the plan review and inspection processes. Thus, the rate of plan review and inspections performed and the corresponding plan review and inspection production levels will likely diminish. As such, the fiscal impact could be negative. However, because the State mandates the enforcement of these codes, it may be prudent to consider a future permit and plan review fee adjustment.

**RECOMMENDATION**

It is recommended that City Council introduce an ordinance adopting the 2014 California Building, Fire, and related codes, specifying which appendices apply to the City of Tracy and re-adopting certain existing sections of Title 9 of the Tracy Municipal Code and adopting standards related to exterior pallet storage, radio amplification systems, automatic sprinkler systems and other emergency responder requirements and set a public hearing date and time for adoption of the proposed ordinance.

Prepared by: Kevin Jorgensen, Chief Building Official, Fire Code Official

Reviewed by: William Dean, Assistant Development Services Director  
Andrew Malik, Development Services Director  
Maria A. Hurtado, Assistant City Manager

Approved by: R. Leon Churchill, Jr., City Manager

**ATTACHMENT**

Attachment A: Proposed Ordinance adopting various Uniform Codes and appendices thereto, including local amendments, and repealing, amending and adding to Title 9 of the Tracy Municipal Code.

ORDINANCE 1192

AN ORDINANCE OF THE CITY OF TRACY ADOPTING THE 2013 CALIFORNIA BUILDING CODE, 2013 CALIFORNIA ELECTRICAL CODE, 2013 CALIFORNIA PLUMBING CODE, 2013 CALIFORNIA RESIDENTIAL CODE, 2013 CALIFORNIA MECHANICAL CODE, 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE, 2013 CALIFORNIA HISTORICAL BUILDING CODE, 2013 CALIFORNIA EXISTING BUILDING CODE, AND 2013 CALIFORNIA ENERGY CODE, 2013 CALIFORNIA FIRE CODE, ADOPTING APPENDICES C, F, H, AND K OF THE 2013 CALIFORNIA BUILDING CODE, APPENDICES A, B, C, D, E, F, G, H, I AND K OF THE 2013 CALIFORNIA PLUMBING CODE, APPENDIX 1-A OF THE 2013 CALIFORNIA ENERGY CODE, APPENDIX H OF THE 2013 CALIFORNIA RESIDENTIAL CODE, APPENDIX A OF THE 2013 CALIFORNIA HISTORICAL BUILDING CODE, APPENDICES B, BB, C, CC, D, F, H AND K OF THE 2013 CALIFORNIA FIRE CODE, ADOPTING SUPPRESSION REQUIREMENTS FOR MANUFACTURED HOMES, CLARIFYING REQUIREMENTS FOR AUTOMATIC SUPPRESSION SYSTEMS FOR TENANT IMPROVEMENTS AND REQUIREMENTS FOR HAZARDOUS PALLET STORAGE, CLARIFYING STANDARDS FOR RADIO AMPLIFICATION SYSTEMS FOR EXISTING BUILDINGS, ADOPTING EMERGENCY RESPONSE STANDARDS, AND REPEALING SECTIONS TO ELIMINATE ANTIQUATED OR REDUNDANT LANGUAGE

The City Council of the City of Tracy does hereby ordain as follows:

**SECTION 1: Readopted sections.** Tracy Municipal Code sections 9.04.010, 9.04.020 and 9.04.040 through 9.04.070 are readopted in their entirety without change.

**SECTION 2: Amended sections.** Tracy Municipal Code section 9.04.030 is hereby amended to read as follows:

**9.04.030 Adoption by reference of the California Building Code.**  
The City hereby adopts by reference the code entitled "2013 California Building Code," Volumes 1 and 2, including appendices C, F, H and K, copyrighted by the International Code Council and the California Building Standards Commission (hereinafter "California Building Code"), as amended by this chapter. The California Building Code is on file with the City Clerk, and is available for inspection and copying in accordance with Government Code section 50022.6.

**SECTION 3: Amended sections.** Tracy Municipal Code sections 9.06.010 through 9.06.080 are hereby amended to read as follows:

**"9.06.010 Reference to chapter.**  
This chapter 9.06 of the Tracy Municipal Code may be referred to as the "City Fire Code" and is adopted pursuant to Government Code section 50022.2. For the purpose of clarity, the term "Code" when used alone, shall refer to the Tracy Municipal Code.

**9.06.020 Purpose of chapter.**  
The purpose of this chapter is to provide regulations governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of new and existing buildings and premises as herein provided and to provide safety to fire fighters and emergency responders during emergency operations; providing for the issuance of permits and collection of fees therefor; and to provide minimum standards to safeguard life or limb, health or property, and public

welfare by regulating the design, construction and quality of materials for all buildings or structures in the City.

**9.06.030 Adoption by reference of the California Fire Code.**

The City hereby adopts by reference the code entitled "2013 California Fire Code" including appendices B, BB, C, CC, D, H, F and K, copyrighted by the International Code Council and the California Building Standards Commission (hereinafter "California Fire Code"), as amended by this chapter. The California Fire Code is on file with the City Clerk, and is available for inspection and copying in accordance with Government Code section 50022.6.

**9.06.040 Penalty Provisions**

The California Fire Code subsection 109.4 is amended to read as follows:  
**109.4 Violations Penalties.** Violations of this Chapter shall be enforced by The City of Tracy in accordance with the provisions of City of Tracy Municipal Ordinance Section 9.02.040

**9.06.050 Appeals**

Any person aggrieved by any decision of the fire code official, may appeal to the Board of Appeals, by filing a written notice of appeal with the City Clerk within thirty days from the date the decision or action was taken.

**9.06.060 Amendments to the California Fire Code.**

The City of Tracy hereby makes the following local amendments to the California Fire Code:

**CHAPTER 1**

**Section 103.2 Appointment,** is hereby repealed in its entirety as it purports to give vested employment rights different than currently exists for the fire code official.

**Section 105.2.3 is amended to read as follows:**

**Section 105.2.3 Time limitation of application.** An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the fire code official is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. However, at the discretion of the fire code official, an application shall not be extended more than two times if this code or any other pertinent code, law or ordinance has been adopted subsequent to the date of application. A new permit shall be obtained and corresponding fees shall be paid when a permit has expired.

**Section 105.3.2 is amended to read as follows:**

**Section 105.3.2 Extensions.** Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The fire code official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. However, at the discretion of the fire code official, a permit shall not be extended more than two times if this code or any other pertinent code, law or ordinance has been adopted subsequent to the date of application. A new permit shall be obtained and corresponding fees shall be paid when a permit has expired."

**Section 105 is amended by adding subsection 105.6.48 to read as follows:**

**Section 105.6.48 Christmas tree lots, haunted house or corn maze.** An operational permit is

required to operate a temporary or permanent operation.

Section 106 is amended by adding subsection 106.2.3 to read as follows:  
106.2.3 Reinspection Fee. A reinspection fee may be assessed for each inspection, test, or reinspection when such portion of work for which an inspection is requested is not complete or when corrections requested to be inspected are not made. This section is not to be interpreted as requiring reinspection fees the first time an inspection or test is rejected for failure to comply with the requirements of the code, but as controlling the practice of requesting inspections/tests before the job is ready for such inspection or test. Reinspection fees may be assessed when the approved plans are not readily available to the inspector, for failure to provide access on the date for which the inspection/test is requested, failure for those individuals conducting the test to show up at the scheduled time or deviating from the approved plans. The fee shall be equal to all incurred costs for inspection and administrative staff at the fully burdened rate.

**CHAPTER 2**

Section 202 subsection FALSE ALARM is amended to read as follows:  
FALSE ALARM shall mean the giving, signaling or transmission to any public fire station or company or to any officer or employee thereof, whether by telephone, spoken word or otherwise, information to the effect that there is a fire, medical emergency, rescue request, or other need for emergency service at or near the place indicated by the person giving, signaling, or transmitting such information, and there is found to be no need for emergency services.

**CHAPTER 3**

Section 315 is amended by adding subsection 315.6 to read as follows:  
Section 315.6 Outside storage of pallets, palletized packing boxes, bin boxes and other combustibles.

Section 315.6.1 Operational permit required an operational permit shall be obtained to store pallets, palletized packing boxes, bin boxes and other combustible materials in excess of 2500 cubic feet.

**Section 315.6.2 Height**

Pallets, palletized packing boxes, bin boxes and other combustible materials shall be stored or piled with due regard to stability but in no case greater than 15 feet in height.

Exception: Bin boxes may be stacked to a maximum height of 20 feet.

**Section 315.6.3 Proximity to other combustible yard storage**

Pallets, palletized packing boxes and bin boxes shall be stored within the limitations to other combustible yard storage as per Table 315.6.3 (a). The distance of stacked pallets, palletized packing boxes or bin boxes adjacent to buildings on the same lot shall comply with Table 315.6.3 (b)

**Table 315.6.3 (a)**  
Minimum distance of piled storage to other combustible yard storage

# of Pallets Bins or boxes	Min. Ft.
<50	20 Feet
50-200	30 Feet
>200	50 feet

**Table 315.6.3 (b)**  
**Minimum distance of piled or combustible storage to buildings**

Building Wall Construction	# of Pallets, Bins or Boxes		
	<50	50-200	>200
Masonry without openings	0 ft.	0 ft.	15 ft.
Wood or metal With outside sprinklers	10 ft.	20 ft.	30 ft.
Wood, Metal or Masonry W/O outside sprinklers	20 ft.	30 ft.	50 ft.

**Section 315.6.4 Proximity to property line**

Where pallets, palletized packing boxes, bin boxes or other combustibles are piled or stored adjacent to a property line, the distance from such storage or pile shall not be less than 20 feet to the property line.

**Section 315.6.5 Fire access**

Fire access driveways between and around pallets, palletized packing boxes, bin boxes or other combustibles shall be a minimum of 20 feet in width and maintained free from accumulation of rubbish, weeds, machinery, equipment or other obstructions that may block access or add to the fire hazard. Driveways shall be spaced so as to establish a maximum grid of storage not to exceed 50 feet by 50 feet and no pile shall exceed 2500 square feet in dimension or more than 50 feet in any one dimension. An approved turning radius around such piles shall be maintained at all times.

**Section 315.6.6 Fencing**

Outside storage of pallets, palletized packing boxes, bin boxes or other combustibles operating under a permit shall be enclosed by a suitable fence not less than 6 feet in height.

**Section 315.6.7 Water Supply**

An approved water supply and hydrants capable of supplying the required fire flow shall be provided within 400 feet or all portions of the storage area in accordance with section 507 of the 2013 California Fire Code or NFPA 1142 (where municipal water supplies are not available).

**CHAPTER 4**

Section 401.5 is amended by adding subsection 401.5.1 Cost to read as follows:

Section 401.5.1 Cost recovery. All costs incurred by the City to any response to a false alarm will be charged to that person, property owner, firm or corporation causing the transmission of the false alarm.

**CHAPTER 5**

Section 503.6 is amended to read as follows:

Section 503.6 Security gates. The installation of security gates across a fire apparatus access road shall require, prior to installation, approval by the fire code official. Where security gates are installed they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. All electrically operated automatic gates across fire apparatus access roads shall be equipped with traffic preempting optical signal receivers compatible with the emitters utilized by the Fire Department.

which will activate the gate and override all command functions of the gate controller. The automatic gate shall have a battery backup or manual mechanical disconnect readily accessible to emergency personnel in case of power failure. All gates must meet Fire Department standards deemed necessary by the fire code official for rapid, reliable access. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200. All manual gates shall be equipped with a Knox-Box containing a key to the gate, or an approved Knox-Padlock.

Section 506.1 is amended to read as follows:

Section 506.1 Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life safety or firefighting purposes, the fire code official is authorized to require a key box in which all keys necessary for entering any portion of the property, building or area shall be contained. The key box shall be manufactured by Knox and as a minimum size, shall be a Knox-Box 3200 series box with exterior dimensions of 5"x4"x3 3/4". Larger boxes will be required dependent upon the number of keys to be set within the box. The Knox-Box shall be installed at a height of 72" above finished grade in an accessible location approved by the fire code official. Keys within the box shall be permanently and readily identified.

Section 506 is amended by adding subsection 506.3 to read as follows:

Section 506.3 Hazardous materials management plan box. When a facility stores or uses hazardous materials, the fire code official may require the installation of a secured box manufactured by KNOX and located at the facilities primary entrance or fire control room. The plan box shall contain up-to-date hazardous materials inventory sheets (HMIS) of all of the hazardous materials stored or used within the facility, hazardous materials management plan (HMMP) and contact information of the company liaison to the fire department. The plan box shall be water proof and of sufficient size to contain HMMP and HMIS information without the need to fold the documentation.

Section 509 is amended by adding subsection 509.3 to read as follows:

509.3 Fire Control Room. All new buildings protected with an automatic fire extinguishing system shall be provided with a Fire Control Room in which shall contain system control valves and where practical, fire alarm panel, smoke exhaust controls and all other equipment as designated by the fire code official. The fire control room shall be located so as to be directly accessible from the exterior of the building and provided with a durable and permanent sign on the exterior of the access door to identify the space as the fire control room.

## CHAPTER 9

Section 903 is amended by adding subsection 903.2.20 to read as follows:

Section 903.2.20 Automatic fire sprinklers. In addition to the requirements specified in Section 903 of this code, an automatic fire sprinkler system shall be installed throughout and maintained in operable condition in the following buildings:

1. Every building hereafter constructed in which the total area of the building is greater than 6,000 square feet including overhangs.
2. Every building hereafter constructed of three or more stories in height as defined in the building code.
3. Every building hereafter remodeled or improved within a three-year period of time when the cost of improvements (alterations and/or structural repairs to the building) requiring permits exceeds a valuation threshold as specified below and the total area of the building exceeds

6,000 square feet. The calculation is determined using a valuation threshold of \$100,000 based on the 1985 "ENR US20 Cities" Average Construction Cost Index of 4195 adjusted by area cost factors. The City will annually update the valuation threshold to a current amount based on the increase in the index since the last figure used.

4. Every building hereafter changed in occupancy classification and the total area is greater than 6,000 square feet, and the proposed use is deemed to be more hazardous based on risk analysis by the fire code official
5. Every building hereafter in which square footage is increased by 50% or more within a three-year period and the total square footage of the building exceeds 6000 square feet. If the additional square footage added to a building creates a total that exceeds the minimum code requirement for sprinklers for that occupancy type, then automatic sprinklers shall be required.
6. (Exception) Minor additions; not greater than 500 square feet in area to existing non-sprinklered buildings and the purpose of the addition is for accessory storage or disabled access upgrades.

Section 912.4 is amended to read as follows:

Section 912.4 Signs. A metal sign with raised letters at least 1 inch (25 mm) in size shall be mounted on all fire department connections serving automatic sprinklers, standpipes or fire pump connections. Such signs shall read: AUTOMATIC SPRINKLERS or STANDPIPES or TEST CONNECTION or a combination thereof as applicable. Where the fire department connection serves a portion of a building or a specific building among multiple buildings a sign shall be provided to reflect the appropriate building or portion of building served.

#### CHAPTER 11

Section 1103.2 amended to read as follows:

Section 1103.2 Emergency responder radio coverage in existing buildings. Existing buildings that do not have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction shall be equipped with such coverage when any of the following conditions apply:

1. Where the use or occupancy group of the building has been changed and the use is more hazardous.
2. The addition of metal racking systems, equipment, or interior walls utilizing metal, masonry or concrete materials that interfere with emergency responder radio coverage within the building.
  - a. Where multiple tenant spaces exist within a single structure, only the tenant space where improvements are made that trigger radio coverage shall have radio coverage.
  - b. New metal racks (including required aisle and flue space), equipment, masonry or concrete walls and elevated floors and metal framing installed that increase existing metal rack (including required aisle and flue space), equipment, masonry or concrete walls and elevated floors and metal framing area by 40% or greater for tenant spaces up to 100,000 square feet, 35% or greater for tenant spaces up to 400,000 square feet and 25% or greater for tenant spaces greater than 400,000 square feet shall require radio coverage.
  - c. New metal racks (including required aisles and flue spaces), equipment, masonry or concrete walls and elevated floors and metal framing installed that cover 30% or greater area of the tenant space where no such improvements previously existed shall require radio coverage in tenant spaces up to 100,000 square feet; 25% or greater for tenant spaces up to 400,000 square feet and 20% or greater for tenant spaces greater than 400,000 square feet.

3. Every building hereafter in which square footage of the building is increased by 50% or more within a three-year period and the total square footage of the building exceeds 6000 square feet.

Exception: 1). Group R Division 3 Occupancies and buildings constructed entirely of structural members made of wood.

APPENDIX B

Section B105.2 and Exception 1 is amended to read as follows:

Section B105.2 Buildings other than one- and two-family dwellings. The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table B105.1.

Exception:

1. A reduction in required fire-flow of up to 50 percent, as approved by the fire code official, is allowed when the building is provided with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2. A reduction in required fire-flow of up to 75 percent, as approved by the fire code official, is allowed for warehouse buildings of Type I, Type II, and Type III construction provided with ESFR automatic fire sprinkler systems. The resulting fire-flow for each of these reductions shall not be less than 1500 gallons per minute for the prescribed duration as specified in Table B105.1. Reduction of fire-flow does not apply to number of fire hydrants required as specified in Appendix C.

APPENDIX BB

Section BB105.1 and Exception is amended to read as follows:

Section BB105.1 The minimum fire-flow and flow duration for school buildings shall be as specified in Table BB105.1.

Exception: A reduction in required fire flow of up to 50 percent is allowed when the building is provided with an approved automatic sprinkler system. The resulting fire-flow for this reduction shall not be less than 1500 gallons per minute for the prescribed duration as specified in Table BB105.1. Reduction of fire-flow does not apply to number of fire hydrants required as specified in Appendix CC.

APPENDIX C

Appendix C is amended by adding section C106 to read as follows:

Section C106 Hydrant type. The fire code official shall approve the type of fire hydrants to be installed in the public right of way or on private property prior to any such installation.

Table C105.1 Number and Distribution of Fire Hydrants, footnote "b" is repealed and amended to read as follows:

Table C105.1 footnote "b"

b. Where streets are provided with median dividers that make access to hydrants difficult, cause time delay, or create undue hazard or both, or where arterial streets are provided with four or more traffic lanes, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis up to a fire-flow requirement of 7,000 gallons per minute and spaced 400 feet for higher fire flow requirements.

APPENDIX CC

Appendix CC is amended by adding section CC106 to read as follows:

Section CC106 Hydrant type. The fire code official shall approve the type of fire hydrants to be installed in the public right of way or on private property prior to any such installation.

Table CC105.1 Number and Distribution of Fire Hydrants, footnote "b" is repealed and amended to read as follows:

Table CC105.1 footnote "b"

b. Where streets are provided with median dividers that make access to hydrants difficult, cause time delay, or create undue hazard or both, or where arterial streets are provided with four or more traffic lanes, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis up to a fire-flow requirement of 7,000 gallons per minute and spaced 400 feet for higher fire flow requirements."

SECTION 4: Readopted sections. Tracy Municipal Code sections 9.08.010, 9.08.020 and 9.08.040 through 9.08.160 are readopted in their entirety without change.

SECTION 5: Amended sections. Tracy Municipal Code section 9.08.030 is hereby amended to read as follows:

9.08.030 Adoption by reference of the California Electrical Code.

The City hereby adopts by reference the code entitled "2013 California Electrical Code," copyrighted by the National Fire Protection Association and approved by the California Building Standards Commission (hereinafter "California Electrical Code"), as amended by this chapter. The California Electrical Code is on file with the City Clerk, and is available for inspection and copying in accordance with Government Code section 50022.6."

SECTION 6: Readopted sections. Tracy Municipal Code sections 9.10.010, 9.010.020 and 9.10.040 are readopted in their entirety without change.

SECTION 7: Amended sections. Tracy Municipal Code section 9.10.030 is hereby amended to read as follows:

"9.10.030 Adoption by reference of the California Residential Code the City hereby adopts by reference the code entitled "2013 California Residential Code" and appendix H copyrighted by the International Code Council and the California Building Standards Commission (hereinafter "California Residential Code"), as amended by this chapter. The California Residential Code is on file with the City Clerk, and is available for inspection and copying in accordance with Government Code section 50022.6."

SECTION 8: Added section. Tracy Municipal Code section 9.10.050 is hereby added by deleting the existing text of the 2013 California Residential Code section R313.2 and replacing it with the following:

9.10.050 One- and two-family dwellings automatic fire systems.

An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings including all newly installed manufactured homes in accordance with Title 25.

SECTION 9: Readopted sections. Tracy Municipal Code sections 9.12.010, 9.012.020 and 9.12.040 are readopted in their entirety without change.

SECTION 10: Amended sections. Tracy Municipal Code sections 9.12.030 and 9.12.050

are hereby amended to read as follows:

**9.12.030 Adoption by reference of the California Plumbing Code.**

The City hereby adopts by reference the code entitled "2013 California Plumbing Code," including all appendices attached thereto (A-K with the exception of L), copyrighted by the International Association of Plumbing and Mechanical Officials and the California Building Standards Commission (hereinafter "California Plumbing Code"), as amended by this chapter. The California Plumbing Code is on file with the City Clerk, and is available for inspection and copying in accordance with Government Code section 50022.6."

**9.12.050 Expiration of Application for Plan Review and Permit**

California Plumbing Code section 103.4.2, Expiration of Plan Review, is amended read as follows:

An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. However, at the discretion of the building official, an application shall not be extended more than two times if this code or any other pertinent code, law or ordinance has been adopted subsequent to the date of application. A new permit shall be obtained and corresponding fees shall be paid when a permit has expired.

California Plumbing Code section 103.3.3, Expiration, is amended to read as follows:

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. However, at the discretion of the building official, a permit shall not be extended more than two times if this code or any other pertinent code, law or ordinance has been adopted subsequent to the date of application. A new permit shall be obtained and corresponding fees shall be paid when a permit has expired."

**SECTION 11: Readopted sections.** Tracy Municipal Code sections 9.14.010, 9.014.020 and 9.14.040 are readopted in their entirety without change.

**SECTION 12: Amended sections.**

Tracy Municipal Code sections 9.14.030 is hereby amended to read as follows:

**9.14.030 Adoption by reference of the California Green Building Standards Code**

The City hereby adopts by reference the code entitled "2013 California Green Building Standards Code" without appendices and copyrighted by the California Building Standards Commission (hereinafter "California Green Building Standards Code"), as amended by this chapter. The California Green Building Standards Code is on file with the City Clerk, and is available for inspection and copying in accordance with Government Code section 50022.6."

**SECTION 13: Readopted sections.** Tracy Municipal Code sections 9.16.010, 9.016.020

and 9.16.040 are readopted in their entirety without change.

**SECTION 14: Amended section.** Tracy Municipal Code sections 9.16.030 and 9.16.050 are hereby amended to read as follows:

**9.16.030 Adoption by reference of the California Mechanical Code.**  
The City hereby adopts by reference the code entitled "2013 California Mechanical Code," without appendices attached thereto, copyrighted by the International Association of Plumbing and Mechanical Officials and the California Building Standards Commission (hereinafter "California Mechanical Code"), as amended by this chapter. The California Mechanical Code is on file with the City Clerk, and is available for inspection and copying in accordance with Government Code section 50022.6."

**9.16.050 Expiration of Application for Plan Review and Permit.**  
California Mechanical Code section 114.4, Expiration of Plan Review, is amended to read as follows:

An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. However, at the discretion of the building official, an application shall not be extended more than two times if this code or any other pertinent code, law or ordinance has been adopted subsequent to the date of application. A new permit shall be obtained and corresponding fees shall be paid when a permit has expired.

California Mechanical Code section 113.4, Expiration, is amended to read as follows:

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. However, at the discretion of the building official, a permit shall not be extended more than two times if this code or any other pertinent code, law or ordinance has been adopted subsequent to the date of application. A new permit shall be obtained and corresponding fees shall be paid when a permit has expired.

**SECTION 15: Repealed and amended section.** Tracy Municipal Code section

**9.40.080** is hereby amended to read as follows:

**9.40.080 Entrance numbers.** All buildings and enclosures with main entrances on the public streets of the City shall be numbered in the manner set forth in this section, and all changes from the existing entrance number to a new entrance number where such changes are shown to be required by the block number revisions shown on said Plan shall be made at the earliest possible date, and in any event within a period of six months, unless such date is extended by resolution of the Council.

The duty of obtaining an assignment or reassignment of the appropriate entrance number is

imposed upon the owner and also upon the occupant of the building or enclosure to which any such entrance belong or pertains. All such numbers or revised numbers shall be assigned by an official or department of the City designated to perform such duty, and such official or department shall cause to be prepared and maintained such block maps or other documents as may be necessary and adequate for the purpose of keeping an accurate record of entrance numbers.

After such assignment, all existing entrance numbers which are replaced and all numbers on such buildings and enclosures completed after July 1, 1989, shall be placed in figures not less than four inches (nominal) high on illuminated background and a minimum of ½-inch stroke width. Addressing shall be illuminated at night. Such address signs shall be internally or externally illuminated at an intensity of not less than 5.0 foot-candles. Such numbers shall also contrast with their background and shall be placed on a portion of the building that is both legible and visible from the street fronting the property a minimum of six feet above the grade. Entrance numbers shall not be placed on any moveable door and shall be unobstructed from the view of such numbers from the street. Additionally, where access is by means of a private road and/or the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address numbers shall be Arabic numbers or alphabetical letters. Address numbers shall be maintained. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response.

Multiple tenant spaces serviced by vehicular access to the rear of the building through any driveway, alleyway, or parking lot shall have numbers or addresses placed prior to occupancy on all new and existing buildings as to be plainly visible and legible from the rear access way. Multiple tenant spaces serviced by rear access through a corridor, exit court, or exit yard shall have approved numbers or addresses displayed on the rear of the tenant space.

Multiple tenant spaces that front on interior walkways or pedestrian malls shall have approved numbers or addresses placed over the entrance door in all new and existing buildings. An illuminated annunciator or directory board shall be required at every entrance where deemed necessary by the fire code official."

**SECTION 16: Readopted sections.** Tracy Municipal Code sections 9.48.010, 9.048.020 and 9.48.040 are readopted in their entirety without change.

**SECTION 17: Amended section.** Tracy Municipal Code section 9.48.030 is hereby amended to read as follows:

9.48.030 Adoption by reference of the California Historical Building Code.  
The City hereby adopts by reference the code entitled "2013 California Historical Building Code" including all appendices attached thereto and copyrighted by the California Building Standards Commission (hereinafter "California Historical Building Code"), as amended by this chapter. The California Historical Building Code is on file with the City Clerk, and is available for inspection and copying in accordance with Government Code section 50022.6."

**SECTION 18: Readopted sections.** Tracy Municipal Code sections 9.50.010, 9.050.020 and 9.50.040 are readopted in their entirety without change.

**SECTION 19: Amended section.** Tracy Municipal Code section 9.50.030 is hereby

amended to read as follows:

**9.50.030 Adoption by reference of the California Existing Building Code the City hereby adopts by reference the code entitled "2013 California Existing Building Code" copyrighted by the International Code Council and the California Building Standards Commission (hereinafter "California Existing Building Code"), as amended by this chapter. The California Existing Building Code is on file with the City Clerk, and is available for inspection and copying in accordance with Government Code section 50022."**

**SECTION 20: Readopted sections. Tracy Municipal Code sections 9.64.010, 9.64.020 and 9.64.040 are readopted in their entirety without change.**

**SECTION 21: Repealed and amended section. Tracy Municipal Code section 9.64.030 is hereby amended to read as follows:**

**9.64.030 Adoption by reference of the California Energy Code. The City hereby adopts by reference the code entitled "2013 California Energy Code," including all appendices attached thereto, published by the International Code Council and copyrighted by the California Building Standards Commission (hereinafter "California Energy Code"), as amended by this chapter. The California Energy Code is on file with the City Clerk, and is available for inspection and copying in accordance with Government Code section 50022.6."**

**SECTION 22: Title, chapter and section headings. Title, chapter, and section headings contained herein shall not be deemed to govern, limit, modify, or in any manner affect the scope, meaning or intent of the provisions of any title, chapter, or section hereof.**

**SECTION 23: Constitutionality. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of the Ordinance.**

**SECTION 24: Effective date. This Ordinance shall take effect thirty days after its final passage and adoption.**

**SECTION 25: Publication. A summary of this ordinance shall be published and a certified copy of the full text posted in the office of the City Clerk at least five days before the City Council meeting at which the proposed ordinance is to be adopted. Within 15 days after adoption, the City Clerk shall publish a summary, and shall post in her office a certified copy, of the ordinance with the names of those Council Members voting for and against the ordinance. (Government Code section 36933(c)(1).)**

\* \* \* \* \*

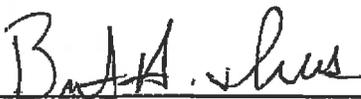
The foregoing Ordinance 1192 was introduced at a regular meeting of the Tracy City Council on the 7<sup>th</sup> day of January, 2014, and finally adopted on the 21st day of January, 2014, by the following vote:

AYES: COUNCIL MEMBERS: MACIEL, MANNE, RICKMAN, YOUNG, IVES

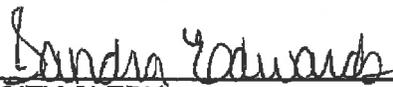
NOES: COUNCIL MEMBERS: NONE

ABSENT: COUNCIL MEMBERS: NONE

ABSTAIN: COUNCIL MEMBERS: NONE

  
\_\_\_\_\_  
MAYOR

ATTEST:

  
\_\_\_\_\_  
CITY CLERK

RESOLUTION 2014-\_\_\_\_\_

**MAKING SPECIFIC FINDINGS TO SUPPORT LOCAL AMENDMENTS TO THE CALIFORNIA  
CODES, TITLE 24 PARTS 1-12, FOR THE BUILDING SAFETY AND FIRE PREVENTION  
DIVISION OF THE DEVELOPMENT SERVICES DEPARTMENT**

**WHEREAS,**

The City of Tracy has adopted Ordinance 1192 repealing Section 103.2, to the California Fire Code giving vested employment rights not consistent with City policy. This amendment is administrative and not an adopted section of code, and

**WHEREAS,**

The City of Tracy has adopted Ordinance 1192 amending Section 105.2.3, to the California Fire Code clarifying the time limits for permit applications. This amendment is administrative and not an adopted section of code, and

**WHEREAS,**

The City of Tracy has adopted Ordinance 1192 amending Section 105.3.2, to the California Fire Code clarifying the process and time limits for extensions permit applications. This amendment is administrative and not an adopted section of code, and

**WHEREAS,**

The City of Tracy has adopted Ordinance 1192 adding Section 105.6.48, to the California Fire Code adding operation permit requirements for both temporary and permanent operation of Christmas tree lots, haunted houses and corn mazes. This amendment is administrative inclusion, and

**WHEREAS,**

The City of Tracy has adopted Ordinance 1192 adding Section 106.2.3, to the California Fire Code specifying reinspection fees. This amendment is administrative and not an adopted section of code, and

**WHEREAS,**

The City of Tracy has adopted Ordinance 1192 amending Section 202, to the California Fire Code clarifying the definition of "False Alarm." This amendment is administrative and not an adopted section of code, and

**WHEREAS,**

The City of Tracy has adopted Ordinance 1192 adding Section 315.6 thru 315.6.7, to the California Fire Code requiring specific limitations on the exterior storage of pallets, palletized packing boxes, and bin boxes due to the significant local hazard of wind-driven fires. The local climatic and topographic condition creates a wind tunnel affect increasing the speed at which fires spread and increasing exposure hazards to structures. The inclusion of these rules for limitations on placement, pile height and pile size, fire access, fencing and water supply will mitigate the added danger posed to the citizens and properties of the City of Tracy, and

**WHEREAS,**

The City of Tracy has adopted Ordinance 1192 adding Section 401.5.1, to the California Fire Code specifying recovery costs for responding to false alarms. This amendment is administrative and not an adopted section of code, and

**WHEREAS,**

The City of Tracy has adopted Ordinance 1192 amending Section 503.6, to the California Fire Code clarifying the requirements for access where access where powered gates are provided. This amendment is administrative and not an adopted section of code, and

**WHEREAS,**

The City of Tracy has adopted Ordinance 1192 amending Section 506.1, to the California Fire Code clarifying the requirements for the type and placement of key boxes in the place of "approved". This amendment is administrative and not an adopted section of code, and

**WHEREAS,**

The City of Tracy has adopted Ordinance 1192 adding Section 506.3 to the California Fire Code requiring that a hazardous material plan box be provided due to the significant local hazard of wind-driven fires. The local climatic and topographic condition creates a wind tunnel affect increasing the speed at which fires spread and increasing exposure hazards to structures. The inclusion of hazardous materials plan boxes mitigates this issue by providing for faster more precise response by fire service responders by having immediate access to information thereby saving time and properly deploying Fire Department resources, and

**WHEREAS,**

The Tracy Rural Fire Protection District has adopted Ordinance 1192 adding Section 509.3 to the California Fire Code requiring that all buildings protected by automatic fire extinguishing systems be provided with a Fire Control Room due to the significant local hazard of wind-driven fires. The local climatic and topographic condition creates a wind tunnel affect increasing the speed at which fires spread and increasing exposure hazards to structures. The inclusion of control rooms provides for faster more precise response by fire service responders as well as providing exposure protection for fire service equipment not addressed elsewhere in the code, and

**WHEREAS,**

The City of Tracy has adopted Ordinance 1192 adding Section 903.2.20 to the California Fire Code requiring fire sprinklers in a variety of buildings due to the climatic condition of low water table and minimal rainfall. The use of automatic fire sprinklers has been documented to show that suppressing an equivalent fire requires approximately only 1/3 the required water flow by direct application at the incipient stage of the fire rather than subsequent application of hose streams, and

**WHEREAS,**

The City of Tracy has adopted Ordinance 1192 amending Section 912.4, to the California Fire Code clarifying conditions not explicitly covered by code language regarding the labeling of fire department connections.. This amendment is administrative in nature, however it should be noted that proper labeling can reduce response time which is critical due to the local conditions of climate and topography which create a wind tunnel affect which can rapidly spread exposure fires or create changes to typical fire development in structures, and

**WHEREAS,**

The City of Tracy has adopted Ordinance 1192 amending Section 1103.2, to the California Fire Code specifying in detail the thresholds for the enforcement for radio coverage in existing buildings. This amendment is administrative and not an adopted section of code, and

**WHEREAS,**

The City of Tracy has adopted Ordinance 1192 amending Section B105.2 Exception 1 to the California Fire Code specifying the conditions for use of Exception 1 to reduce fire flow. CFC Section 105.2 Exception 1 provides for a general statement that permits the reduction of fire flow "as approved". This amendment specifies more precisely the conditions under which "as approved" will apply and is an administrative clarification for vague language, and

**WHEREAS,**

The City of Tracy has adopted Ordinance 1192 amending Section BB105.1 to the California Fire Code specifying the conditions for use of Exception 1 to reduce fire flow. CFC Section 105. 1 provides for a general statement that permits the reduction of fire flow "as approved". This amendment specifies more precisely the conditions under which "as approved" will apply and is an administrative clarification for vague language, and

**WHEREAS,**

The City of Tracy has adopted Ordinance 1192 adding Section C106 to the California Fire Code indicating that the Fire Code Official shall specify the permissible type of fire hydrants. CFC Section 507.2.1 indicates that fire hydrants and mains shall comply with NFPA 24. Chapter 7, Section 7.1.1 of NFPA 24 provides specifies that all fire hydrants shall be of an approved type. This amendment is an administrative clarification providing more direct administrative authority, and

**WHEREAS,**

The City of Tracy has adopted Ordinance 1192 amending Table C105.1 footnote b to the California Fire Code altering the conditions for use of footnote b. CFC Table C105.1 footnote b, provides fire hydrant spacing and flow conditions for streets with medians based upon the number of lanes and specific traffic volume. This amendment removes the vehicle count and number of lanes conditions and replaces them with a more usable standard which is based on the difficulty of fire operations across the median since the standards do not address the width of the median, intervening features such as transportation stops or grade differentials, and

**WHEREAS,**

The City of Tracy has adopted Ordinance 1192 amending Table CC105.1 footnote b to the California Fire Code altering the conditions for use of footnote b. CFC Table CC105.1 footnote b, provides fire hydrant spacing and flow conditions for streets with medians based upon the number of lanes and specific traffic volume. This amendment removes the vehicle count and number of lanes conditions and replaces them with a more usable standard which is based on the difficulty of fire operations across the median since the standards do not address the width of the median, intervening features such as transportation stops or grade differentials, and

**WHEREAS,**

The City of Tracy has adopted Ordinance 1192 amending Section R313.2 of the California Residential Code requiring fire sprinklers in all residences including manufactured housing, due

to the climatic condition of low water table and minimal rainfall. The use of automatic fire sprinklers has been documented to show that suppressing an equivalent fire requires approximately only 1/3 the required water flow by direct application at the incipient stage of the fire rather than subsequent application of hose streams, and

**WHEREAS,**

The City of Tracy has adopted Ordinance 1192 amending various sections of the California Codes that are non-building standards or administrative provisions to building standards and are not subject to justification in accordance with Health and Safety Code Sections: 13869, 17958, and 18941.5.

**NOW, THEREFORE, BE IT RESOLVED,** That the City of Tracy makes these specific findings, supporting the local amendments to the California Codes, Title 24 Parts 1-12.



Build Inside the Triangle

# CITY OF TRACY

Building Safety & Fire Prevention

333 Civic Center Plaza

Tracy, CA 95376

Main 209.831.6400

[www.ci.tracy.ca.us](http://www.ci.tracy.ca.us)



September 9, 2014

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

To Whom It May Concern:

Enclosed, are the findings associated with our local ordinances. If you have any questions regarding the findings, please contact me at (209) 831-6415 or [kevin.jorgensen@ci.tracy.ca.us](mailto:kevin.jorgensen@ci.tracy.ca.us).

Sincerely,

Kevin Jorgensen  
Chief Building Official  
Fire Code Official

RECEIVED  
2014 SEP 11 A 11:17  
CALIFORNIA BUILDING  
STANDARDS COMMISSION

January 7, 2014

AGENDA ITEM 8

REQUEST

**INTRODUCTION OF AN ORDINANCE ADOPTING, BY REFERENCE, THE 2013 CALIFORNIA BUILDING AND RELATED CODES, SPECIFYING WHICH APPENDICES APPLY TO THE CITY OF TRACY, RE-ADOPTING CERTAIN EXISTING SECTIONS OF TITLE 9 OF THE TRACY MUNICIPAL CODE, ADOPTING STANDARDS RELATED TO EXTERIOR PALLET STORAGE, RADIO AMPLIFICATION SYSTEMS, AUTOMATIC SPRINKLER SYSTEMS AND OTHER EMERGENCY RESPONDER REQUIREMENTS AND SETTING A PUBLIC HEARING DATE AND TIME FOR ADOPTION OF THE ORDINANCE**

EXECUTIVE SUMMARY

The 2013 California Building and Fire Codes are mandated to be enforced throughout California six months after the publication date regardless of the local adoption process. The state-mandated effective date of local enforcement occurs on January 1, 2014. However, to enforce necessary local amendments, adopt certain appendices to the Building Codes update and contemporize administrative provisions, antiquated codes and references, modifications to Title 9 of the Tracy Municipal Code are requested at this time.

DISCUSSION

New versions of the various building and fire codes (California Codes) related to building design and construction are adopted by the State of California every three years. As new codes are adopted by the legislature, the City of Tracy amends our local ordinances as necessary. The codes under current consideration are the 2013 California Codes that replace the 2010 versions as set forth in Title 24 of the California Code of Regulations. These California Codes include the following:

- California Building Code (CBC),
- California Fire Code, (CFC),
- California Mechanical Code (CMC),
- California Plumbing Code (CPC),
- California Electrical Code (CEC),
- California Energy Code (CEnC),
- California Residential Code (CRC),
- California Existing Building Code (CEBC),
- California Green Standards Building Code (CGBSC)
- California Historical Building Code (CHBC).

Additionally, some of the California Codes are amended International Codes (copyrighted by the International Code Council or ICC), Uniform Codes (copyrighted by the International Association of Plumbing and Mechanical Officials or IAPMO) and the National Electric Code (copyrighted by the National Fire Protection Agency or NFPA), having been amended by various state agencies and ratified by the California State Building Standards Commission.

These codes provide minimum requirements and standards for the protection of life, limb, health, property, safety and welfare of the general public, owners and occupants of buildings. The California Health and Safety Code requires cities to enforce the most recent editions of the California Codes. As such, the 2013 California Codes are required by the State to be enforced beginning January 1, 2014.

However, local agencies, such as Tracy, are able to adopt appendices that are not uniformly required otherwise. In addition to the mandated 2013 building codes mentioned above, City staff is recommending adoption of certain appendices. This approach was also taken in 2009, and with previous building code updates.

The following list of California Codes and corresponding appendices are recommended for adoption:

- 2013 California Building Code; Appendices C, F, H, K
- 2013 California Electrical Code
- 2013 California Mechanical Code
- 2013 California Plumbing Code; All Appendices except J and L
- 2013 California Energy Code; Appendix 1-A
- 2013 California Residential Code; Appendix H
- 2013 California Historical Building Code; Appendix A
- 2013 California Existing Building Code
- 2013 California Green Standards Building Code
- 2013 California Fire Code; Appendices B, BB, C, CC, D, F, H and K

#### Local Amendments to the Building Codes

As stated above, most of the 2013 California Codes have appendices that are not applicable unless adopted locally. Some of the local amendments contained within the proposed ordinance are those that have been previously adopted by the City. Those specific items are excluded from this discussion but the new amendments are mentioned below. Not all appendices are proposed for local adoption.

The list below identifies all of the appendices recommended for approval and briefly clarifies the reason for recommendation; it also includes the appendices not recommended for approval and the rationale.

#### Recommended Appendices

- 2013 CBC Appendix C; gives specific requirements and definitions related to agricultural buildings wherever such exist within the City limits
- 2013 CBC Appendix F; gives specific requirements enabling rodent-proofing
- 2013 CBC Appendix H; provides requirements for unique construction aspects of commercial signage
- 2013 CBC Appendix K; State-mandated requirements for the Central Valley Flood Protection Plan for commercial buildings
- 2013 CRC Appendix H; provides requirements for unique aspects of patio construction

- 2013 CPC Appendix A; provides standardization to the sizing of water supply systems
- 2013 CPC Appendix B; provides explanatory direction for combination waste and vent systems
- 2013 CPC Appendix C; clarifies procedures for the design and approval of engineered plumbing systems, alternate materials and equipment not specifically covered in other parts of the CPC
- 2013 CPC Appendix D; provides standardization for sizing of storm water and drainage systems
- 2013 CPC Appendix E; provides criteria for the design and installation of manufactured and/or mobile home park plumbing and drainage systems
- 2013 CPC Appendix F; provides criteria for firefighter breathing air replenishment systems in high-rise building, underground structures, etc.
- 2013 CPC Appendix G; provides requirements for the sizing of venting systems for Category I appliances
- 2013 CPC Appendix H; where private sewage disposal is approved, this appendix provides the necessary requirements
- 2013 CPC Appendix I; provides standardization for specific plumbing installations
- 2013 CPC Appendix K; provides standards where potable rainwater catchment systems are installed
- 2013 CENC Appendix 1-A; provides expanded information regarding energy standards and other documents referenced within the CEnC
- 2013 CHBC Appendix A; clarifies if modifications made to qualified historical buildings meet Federal requirements as the CHBC is intended to work in conjunction with Federal standards
- 2013 CFC Appendix B; provides criteria for fire flow requirements
- 2013 CFC Appendix BB; provides criteria for fire flow requirements specific to private schools
- 2013 CFC Appendix C; provides criteria for hydrant location and appropriate number thereof
- 2013 CFC Appendix CC; provides criteria for hydrant location and appropriate number thereof specific to private schools
- 2013 CFC Appendix D; provides additional requirements as it relates to Fire Department emergency access to buildings
- 2013 CFC Appendix F; clarifies hazardous materials placarding requirements based on NFPA 704
- 2013 CFC Appendix H; creates a standard for a hazardous materials management plan and hazardous materials inventory sheets
- 2013 CFC Appendix K provides standards for haunted houses where none currently exist.

The list below identifies all of the appendices and annexes not recommended for approval and also briefly clarifies the reason for exclusion from recommendation. Additionally, annexes that are included within certain codes contain nonmandatory information relative to the use of the code and are not part of the enforceable requirements of the code. Therefore, annexes contained in the codes are not necessary to adopt locally.

Appendices and Annexes Not Recommended

- 2013 CBC Appendix A; the City's Human Resources Department provides employee qualifications
- 2013 CBC Appendix B; TMC already has Building Board of Appeals provisions
- 2013 CBC Appendix D; enforces construction restrictions in fire districts that are more restrictive than the Building Code. For example, the typical wood framing of a single family dwelling would not be allowed.
- 2013 CBC Appendix E; the appendix is reserved
- 2013 CBC Appendix G; TMC already has requirements for flood-resistant construction
- 2013 CBC Appendix I; the CRC already has requirements for residential patio covers
- 2013 CBC Appendix J; the City already has standards for grading
- 2013 CRC Appendix A; these regulations represent different national code standards than already provided in the CPC
- 2013 CRC Appendix B; these regulations represent different national code standards than already provided in the CPC
- 2013 CRC Appendix C; these regulations represent different national code standards than already provided in the CPC
- 2013 CRC Appendix D; the City does not perform inspections of existing appliances and therefore does not need these prescriptive requirements
- 2013 CRC Appendix E; these regulations are comparative to the applicable California Code of Regulations Title 25
- 2013 CRC Appendix F; Tracy is a low potential area where radon-resistant construction is not needed
- 2013 CRC Appendix G; repetitive requirements already found in CBC.
- 2013 CRC Appendix I; these regulations represent different national code standards than already provided in the CPC
- 2013 CRC Appendix J; TMC already has requirements for existing buildings and structures
- 2013 CRC Appendix K; repetitive, requirements already found in CBC
- 2013 CRC Appendix L; the City already has a fee schedule
- 2013 CRC Appendix M; State law already provides requirements for home day care
- 2013 CRC Appendix N; these regulations represent different national code standards than already provided in the CPC.
- 2013 CRC Appendix O; these regulations are redundant as they are found in the CFC.
- 2013 CRC Appendix P; these regulations represent different national code standards than already provided in the CPC
- 2013 CRC Appendix Q; the cross reference is to a national code standard that is not used in California
- 2013 CMC Appendix A; this appendix is a form to calculate the HVAC loads for a residential system and is not necessary to adopt
- 2013 CMC Appendix B; the City does not place gas equipment in operation and therefore does not need these prescriptive procedures

- 2013 CMC Appendix C; the City does not install and test oil fuel-fired equipment
- 2013 CMC Appendix D; these unit conversion tables are readily available standards and are not necessary to adopt
- 2013 GBSC Appendix A4; additional residential requirements such as higher levels of landscape irrigation design, recycled content requirements, thermal insulation requirements and mandatory cool roof and permeable paving requirements that will have an adverse economic impact to the project.
- 2013 GBSC Appendix A5; additional commercial requirements such as higher levels of requirements for fuel-efficient vehicles, recycled building materials, cool roofing, outdoor lighting and interior pollutant controls that will have an adverse economic impact to the project.
- 2013 CEC Annex A; identifies product safety standards which are informational and not necessary to adopt
- 2013 CEC Annex B; provides an alternate method for calculating ampacities and is not necessary to adopt
- 2013 CEC Annex C; provides conduit and tubing fill tables that are useful but not necessary to adopt
- 2013 CEC Annex D; provides load calculation examples that are helpful to understand load calculations but not necessary to adopt
- 2013 CEC Annex E; provides information related to types of construction that are not necessary to adopt
- 2013 CEC Annex F; provides information for critical operations power systems and is not necessary to adopt
- 2013 CEC Annex G; provides parameters for supervisory control and data acquisition systems (SCADA) but is not necessary to adopt
- 2013 CEC Annex H; the City already has administrative provisions for the CEC
- 2013 CEC Annex I; provides recommended torque tables as informational tables only and therefore, is not necessary to adopt
- 2013 CPC Appendix J; provides an example of how to calculate a combination of indoor and outdoor combustion ventilation openings and is not needed to be adopted
- 2013 CPC Appendix L; provides a comprehensive set of technical provisions that would mandate additional sustainable practices than what is already required through the CGBSC
- 2013 CFC Appendix A; provides a standard for an appeals board other than what the TMC has already provided
- 2013 CFC Appendix E; is informational only and is not intended for adoption
- 2013 CFC Appendix G; is informational only and is not intended for adoption
- 2013 CFC Appendix I; is informational only and is not intended for adoption
- 2013 CFC Appendix J; provides a standard for a building information sign wherein the Fire Department incident preplanning operations provide the equivalent information.

#### Additional Explanation for the Recommended Adoption of Various Appendices

The 2010 CRC first required suppression systems for all new single-family dwellings. Title 25 of the California Code of Regulations does not require that manufacturers of 'manufactured homes' install sprinkler systems in such homes unless a local ordinance mandates such systems. Yet, the protection of life provided by suppression systems should not be limited to site-built homes. Therefore, staff is proposing that the City of

Tracy require suppression systems in all of its newly built or manufactured homes with the 2013 CRC as a code amendment.

The 2013 CFC has incorporated new requirements and language within the model code that will necessitate the removal of several previously adopted amendments to the CFC currently found within the Tracy Municipal Code (TMC) to prevent redundancy. Staff is recommending that TMC Chapter 9.06 also be modified to update other administrative provisions of the other California codes being adopted locally. The 2013 CFC section 315 is proposed to be amended by consolidating provisions of the National Fire Protection Association Standard 1 and other portions of the 2013 California Fire Code. The amendment addresses the extraordinary hazard of exterior pallet fires. After an exterior pallet fire is initiated, the extreme rate of fire growth and heat intensity can contribute to a fire with major building-to-building flame spread over a great distance due to radiant heat generation that can be intensified by the windy conditions experienced in Tracy. Separation distances to property lines, buildings on site and to other on-site combustible storage are proposed to reduce the potential hazard.

Emergency responders, particularly firefighters, need ready access into buildings for them to rescue people within such buildings, find the source of the hazard, contain the hazard and eliminate the hazard. Various CFC amendments are being proposed for local adoption to do just this. For example, locked electrical gates need to have a non-proprietary use of signal receiver compatible with that used by fire engine companies for automatic access. Other amendments clarify the make, model, manufacturer and installation requirements of keyed entrance boxes. These boxes house the keys to businesses enabling ready emergency access by the Fire Department so that destructive access is avoided. Also, an amendment has been added to require the installation of a container which is to house current information regarding quantities, type and location of hazardous materials within a specific structure and/or site. This information is essential to firefighting personnel in responding to a fire involving hazardous substances or confronting a major accidental chemical release.

The previously adopted Fire Code amendment requires automatic sprinklers in existing building when a remodel or alteration is in excess of \$100,000 in valuation and where the existing structure is in excess of 6000 square feet in area. The monetary threshold was based on construction costs established at the time the amendment was first introduced to the TMC in 1985 and did not take into consideration cost increases in construction for wages and materials. The new amendment would link to a construction cost index that would allow for the increase in the \$100,000 base cost established in 1985 to an equivalent cost in today's terms at approximately \$260,000 and make the installation more reasonable and less of an impact upon owners of existing buildings interested in tenant improvements.

If adopted, this amendment would establish a three-year period within which expenditures for permitted improvements to a structure in excess of the adjusted \$100,000 valuation would trigger the installation of an automatic sprinkler system. There are also provisions for additions, change of use and minimum square footages for any type of newly constructed building that will also mandate automatic sprinkler protection. Such protection has proven not only to control, if not altogether extinguish fires that may start, but more importantly, save lives.

Staff proposes that the 2013 California Fire Code be amended to require emergency responder radio coverage within existing buildings where certain improvements to the

structure would impede such emergency radio communications. The intent is to further protect against loss of life (either on behalf of person in an emergency or the responder).

Most of the changes noted within the 2013 California Codes from previous editions should have minimal impact upon construction, yet constitute a continued effort to achieve the highest levels of health and life safety in the built environment under specified minimum standards. However, the most significant changes are the requirements found in the CEC and the CGBSC related to increased energy efficiencies and requirements that have a positive environmental impact and encourage sustainable construction practices.

A public hearing to adopt the mandated codes is not required. Government Code section 50022.2 provides an exception to the public hearing requirements for adopting codes by reference for those codes which the City is required to enforce as a condition of compliance with a state statute. However, a public hearing is required for adoption of the various non-mandated appendices to the codes so Staff is requesting that Council set a date for such public hearing to occur concurrently with adoption (second reading) of the proposed ordinance.

#### Local Outreach

City staff recently met with a group of community stakeholders that included business owners, residential and commercial developers, and contractors in order to receive feedback and more fully discuss the code updates. The stakeholders have been informed of the proposed local ordinances, and have expressed agreement with implementation of the proposed local amendments of the 2013 California Codes for the City of Tracy.

#### STRATEGIC PLAN

This agenda item supports the Public Safety strategy in relation to the adoption of the 2013 California Codes and specifically implements the following goals:

Goal 2: Promotes public health, safety and community welfare.

#### FISCAL IMPACT

Adoption of the ordinance could have a negative fiscal impact. Although the fees collected at permit issuance will not change, the new code editions will impose new construction requirements that are necessary to be inspected and plan reviewed by staff in both the plan review and inspection processes. Thus, the rate of plan review and inspections performed and the corresponding plan review and inspection production levels will likely diminish. As such, the fiscal impact could be negative. However, because the State mandates the enforcement of these codes, it may be prudent to consider a future permit and plan review fee adjustment.

**RECOMMENDATION**

It is recommended that City Council introduce an ordinance adopting the 2014 California Building, Fire, and related codes, specifying which appendices apply to the City of Tracy and re-adopting certain existing sections of Title 9 of the Tracy Municipal Code and adopting standards related to exterior pallet storage, radio amplification systems, automatic sprinkler systems and other emergency responder requirements and set a public hearing date and time for adoption of the proposed ordinance.

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Approved by: R. Leon Churchill, Jr., City Manager

**ATTACHMENT**

Attachment A: Proposed Ordinance adopting various Uniform Codes and appendices thereto, including local amendments, and repealing, amending and adding to Title 9 of the Tracy Municipal Code.

## ORDINANCE 1192

AN ORDINANCE OF THE CITY OF TRACY ADOPTING THE 2013 CALIFORNIA BUILDING CODE, 2013 CALIFORNIA ELECTRICAL CODE, 2013 CALIFORNIA PLUMBING CODE, 2013 CALIFORNIA RESIDENTIAL CODE, 2013 CALIFORNIA MECHANICAL CODE, 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE, 2013 CALIFORNIA HISTORICAL BUILDING CODE, 2013 CALIFORNIA EXISTING BUILDING CODE, AND 2013 CALIFORNIA ENERGY CODE, 2013 CALIFORNIA FIRE CODE, ADOPTING APPENDICES C, F, H, AND K OF THE 2013 CALIFORNIA BUILDING CODE, APPENDICES A, B, C, D, E, F, G, H, I AND K OF THE 2013 CALIFORNIA PLUMBING CODE, APPENDIX 1-A OF THE 2013 CALIFORNIA ENERGY CODE, APPENDIX H OF THE 2013 CALIFORNIA RESIDENTIAL CODE, APPENDIX A OF THE 2013 CALIFORNIA HISTORICAL BUILDING CODE, APPENDICES B, BB, C, CC, D, F, H AND K OF THE 2013 CALIFORNIA FIRE CODE, ADOPTING SUPPRESSION REQUIREMENTS FOR MANUFACTURED HOMES, CLARIFYING REQUIREMENTS FOR AUTOMATIC SUPPRESSION SYSTEMS FOR TENANT IMPROVEMENTS AND REQUIREMENTS FOR HAZARDOUS PALLET STORAGE, CLARIFYING STANDARDS FOR RADIO AMPLIFICATION SYSTEMS FOR EXISTING BUILDINGS, ADOPTING EMERGENCY RESPONSE STANDARDS, AND REPEALING SECTIONS TO ELIMINATE ANTIQUATED OR REDUNDANT LANGUAGE

The City Council of the City of Tracy does hereby ordain as follows:

**SECTION 1:** Readopted sections. Tracy Municipal Code sections 9.04.010, 9.04.020 and 9.04.040 through 9.04.070 are readopted in their entirety without change.

**SECTION 2:** Amended sections. Tracy Municipal Code section 9.04.030 is hereby amended to read as follows:

**9.04.030 Adoption by reference of the California Building Code.**  
The City hereby adopts by reference the code entitled "2013 California Building Code," Volumes 1 and 2, including appendices C, F, H and K, copyrighted by the International Code Council and the California Building Standards Commission (hereinafter "California Building Code"), as amended by this chapter. The California Building Code is on file with the City Clerk, and is available for inspection and copying in accordance with Government Code section 50022.6.

**SECTION 3:** Amended sections. Tracy Municipal Code sections 9.06.010 through 9.06.080 are hereby amended to read as follows:

**"9.06.010 Reference to chapter.**  
This chapter 9.06 of the Tracy Municipal Code may be referred to as the "City Fire Code" and is adopted pursuant to Government Code section 50022.2. For the purpose of clarity, the term "Code" when used alone, shall refer to the Tracy Municipal Code.

**9.06.020 Purpose of chapter.**  
The purpose of this chapter is to provide regulations governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of new and existing buildings and premises as herein provided and to provide safety to fire fighters and emergency responders during emergency operations; providing for the issuance of permits and collection of fees therefor; and to provide minimum standards to safeguard life or limb, health or property, and public

welfare by regulating the design, construction and quality of materials for all buildings or structures in the City.

**9.06.030 Adoption by reference of the California Fire Code.**

The City hereby adopts by reference the code entitled "2013 California Fire Code" including appendices B, BB, C, CC, D, H, F and K, copyrighted by the International Code Council and the California Building Standards Commission (hereinafter "California Fire Code"), as amended by this chapter. The California Fire Code is on file with the City Clerk, and is available for inspection and copying in accordance with Government Code section 50022.6.

**9.06.040 Penalty Provisions**

The California Fire Code subsection 109.4 is amended to read as follows:

**109.4 Violations Penalties.** Violations of this Chapter shall be enforced by The City of Tracy in accordance with the provisions of City of Tracy Municipal Ordinance Section 9.02.040

**9.06.050 Appeals**

Any person aggrieved by any decision of the fire code official, may appeal to the Board of Appeals, by filing a written notice of appeal with the City Clerk within thirty days from the date the decision or action was taken.

**9.06.060 Amendments to the California Fire Code.**

The City of Tracy hereby makes the following local amendments to the California Fire Code:

**CHAPTER 1**

**Section 103.2 Appointment,** is hereby repealed in its entirety as it purports to give vested employment rights different than currently exists for the fire code official.

**Section 105.2.3 is amended to read as follows:**

**Section 105.2.3 Time limitation of application.** An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the fire code official is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. However, at the discretion of the fire code official, an application shall not be extended more than two times if this code or any other pertinent code, law or ordinance has been adopted subsequent to the date of application. A new permit shall be obtained and corresponding fees shall be paid when a permit has expired.

**Section 105.3.2 is amended to read as follows:**

**Section 105.3.2 Extensions.** Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The fire code official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. However, at the discretion of the fire code official, a permit shall not be extended more than two times if this code or any other pertinent code, law or ordinance has been adopted subsequent to the date of application. A new permit shall be obtained and corresponding fees shall be paid when a permit has expired."

**Section 105 is amended by adding subsection 105.6.48 to read as follows:**

**Section 105.6.48 Christmas tree lots, haunted house or corn maze.** An operational permit is

required to operate a temporary or permanent operation.

Section 106 is amended by adding subsection 106.2.3 to read as follows:  
**106.2.3 Reinspection Fee.** A reinspection fee may be assessed for each inspection, test, or reinspection when such portion of work for which an inspection is requested is not complete or when corrections requested to be inspected are not made. This section is not to be interpreted as requiring reinspection fees the first time an inspection or test is rejected for failure to comply with the requirements of the code, but as controlling the practice of requesting inspections/tests before the job is ready for such inspection or test. Reinspection fees may be assessed when the approved plans are not readily available to the inspector, for failure to provide access on the date for which the inspection/test is requested, failure for those individuals conducting the test to show up at the scheduled time or deviating from the approved plans. The fee shall be equal to all incurred costs for inspection and administrative staff at the fully burdened rate.

**CHAPTER 2**

Section 202 subsection FALSE ALARM is amended to read as follows:  
**FALSE ALARM** shall mean the giving, signaling or transmission to any public fire station or company or to any officer or employee thereof, whether by telephone, spoken word or otherwise, information to the effect that there is a fire, medical emergency, rescue request, or other need for emergency service at or near the place indicated by the person giving, signaling, or transmitting such information, and there is found to be no need for emergency services.

**CHAPTER 3**

Section 315 is amended by adding subsection 315.6 to read as follows:  
**Section 315.6 Outside storage of pallets, palletized packing boxes, bin boxes and other combustibles.**

**Section 315.6.1 Operational permit required** an operational permit shall be obtained to store pallets, palletized packing boxes, bin boxes and other combustible materials in excess of 2500 cubic feet.

**Section 315.6.2 Height**  
Pallets, palletized packing boxes, bin boxes and other combustible materials shall be stored or piled with due regard to stability but in no case greater than 15 feet in height.  
Exception: Bin boxes may be stacked to a maximum height of 20 feet.

**Section 315.6.3 Proximity to other combustible yard storage**  
Pallets, palletized packing boxes and bin boxes shall be stored within the limitations to other combustible yard storage as per Table 315.6.3 (a). The distance of stacked pallets, palletized packing boxes or bin boxes adjacent to buildings on the same lot shall comply with Table 315.6.3 (b)

Table 315.6.3 (a)  
Minimum distance of piled storage to other combustible yard storage

# of Pallets Bins or boxes	Min. Ft.
<50	20 Feet
50-200	30 Feet
>200	50 feet

**Table 315.6.3 (b)  
Minimum distance of piled or combustible storage to buildings**

Building Wall Construction	# of Pallets, Bins or Boxes		
	<50	50-200	>200
Masonry without openings	0 ft.	0 ft.	15 ft.
Wood or metal With outside sprinklers	10 ft.	20 ft.	30 ft.
Wood, Metal or Masonry W/O outside sprinklers	20 ft.	30 ft.	50 ft.

**Section 315.6.4 Proximity to property line**

Where pallets, palletized packing boxes, bin boxes or other combustibles are piled or stored adjacent to a property line, the distance from such storage or pile shall not be less than 20 feet to the property line.

**Section 315.6.5 Fire access**

Fire access driveways between and around pallets, palletized packing boxes, bin boxes or other combustibles shall be a minimum of 20 feet in width and maintained free from accumulation of rubbish, weeds, machinery, equipment or other obstructions that may block access or add to the fire hazard. Driveways shall be spaced so as to establish a maximum grid of storage not to exceed 50 feet by 50 feet and no pile shall exceed 2500 square feet in dimension or more than 50 feet in any one dimension. An approved turning radius around such piles shall be maintained at all times.

**Section 315.6.6 Fencing**

Outside storage of pallets, palletized packing boxes, bin boxes or other combustibles operating under a permit shall be enclosed by a suitable fence not less than 6 feet in height.

**Section 315.6.7 Water Supply**

An approved water supply and hydrants capable of supplying the required fire flow shall be provided within 400 feet or all portions of the storage area in accordance with section 507 of the 2013 California Fire Code or NFPA 1142 (where municipal water supplies are not available).

**CHAPTER 4**

Section 401.5 is amended by adding subsection 401.5.1 Cost to read as follows:

Section 401.5.1 Cost recovery. All costs incurred by the City to any response to a false alarm will be charged to that person, property owner, firm or corporation causing the transmission of the false alarm.

**CHAPTER 5**

Section 503.6 is amended to read as follows:

Section 503.6 Security gates. The installation of security gates across a fire apparatus access road shall require, prior to installation, approval by the fire code official. Where security gates are installed they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. All electrically operated automatic gates across fire apparatus access roads shall be equipped with traffic preempting optical signal receivers compatible with the emitters utilized by the Fire Department,

which will activate the gate and override all command functions of the gate controller. The automatic gate shall have a battery backup or manual mechanical disconnect readily accessible to emergency personnel in case of power failure. All gates must meet Fire Department standards deemed necessary by the fire code official for rapid, reliable access. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200. All manual gates shall be equipped with a Knox-Box containing a key to the gate, or an approved Knox-Padlock.

Section 506.1 is amended to read as follows:

Section 506.1 Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life safety or firefighting purposes, the fire code official is authorized to require a key box in which all keys necessary for entering any portion of the property, building or area shall be contained. The key box shall be manufactured by Knox and as a minimum size, shall be a Knox-Box 3200 series box with exterior dimensions of 5"x4"x3 3/4". Larger boxes will be required dependent upon the number of keys to be set within the box. The Knox-Box shall be installed at a height of 72" above finished grade in an accessible location approved by the fire code official. Keys within the box shall be permanently and readily identified.

Section 506 is amended by adding subsection 506.3 to read as follows:

Section 506.3 Hazardous materials management plan box. When a facility stores or uses hazardous materials, the fire code official may require the installation of a secured box manufactured by KNOX and located at the facilities primary entrance or fire control room. The plan box shall contain up-to-date hazardous materials inventory sheets (HMIS) of all of the hazardous materials stored or used within the facility, hazardous materials management plan (HMMP) and contact information of the company liaison to the fire department. The plan box shall be water proof and of sufficient size to contain HMMP and HMIS information without the need to fold the documentation.

Section 509 is amended by adding subsection 509.3 to read as follows:

509.3 Fire Control Room. All new buildings protected with an automatic fire extinguishing system shall be provided with a Fire Control Room in which shall contain system control valves and where practical, fire alarm panel, smoke exhaust controls and all other equipment as designated by the fire code official. The fire control room shall be located so as to be directly accessible from the exterior of the building and provided with a durable and permanent sign on the exterior of the access door to identify the space as the fire control room.

## CHAPTER 9

Section 903 is amended by adding subsection 903.2.20 to read as follows:

Section 903.2.20 Automatic fire sprinklers. In addition to the requirements specified in Section 903 of this code, an automatic fire sprinkler system shall be installed throughout and maintained in operable condition in the following buildings:

1. Every building hereafter constructed in which the total area of the building is greater than 6,000 square feet including overhangs.
2. Every building hereafter constructed of three or more stories in height as defined in the building code.
3. Every building hereafter remodeled or improved within a three-year period of time when the cost of improvements (alterations and/or structural repairs to the building) requiring permits exceeds a valuation threshold as specified below and the total area of the building exceeds

6,000 square feet. The calculation is determined using a valuation threshold of \$100,000 based on the 1985 "ENR US20 Cities" Average Construction Cost Index of 4195 adjusted by area cost factors. The City will annually update the valuation threshold to a current amount based on the increase in the index since the last figure used.

4. Every building hereafter changed in occupancy classification and the total area is greater than 6,000 square feet, and the proposed use is deemed to be more hazardous based on risk analysis by the fire code official
5. Every building hereafter in which square footage is increased by 50% or more within a three-year period and the total square footage of the building exceeds 6000 square feet. If the additional square footage added to a building creates a total that exceeds the minimum code requirement for sprinklers for that occupancy type, then automatic sprinklers shall be required.
6. (Exception) Minor additions; not greater than 500 square feet in area to existing non-sprinklered buildings and the purpose of the addition is for accessory storage or disabled access upgrades.

Section 912.4 is amended to read as follows:

Section 912.4 Signs. A metal sign with raised letters at least 1 inch (25 mm) in size shall be mounted on all fire department connections serving automatic sprinklers, standpipes or fire pump connections. Such signs shall read: AUTOMATIC SPRINKLERS or STANDPIPES or TEST CONNECTION or a combination thereof as applicable. Where the fire department connection serves a portion of a building or a specific building among multiple buildings a sign shall be provided to reflect the appropriate building or portion of building served.

#### CHAPTER 11

Section 1103.2 amended to read as follows:

Section 1103.2 Emergency responder radio coverage in existing buildings. Existing buildings that do not have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction shall be equipped with such coverage when any of the following conditions apply:

1. Where the use or occupancy group of the building has been changed and the use is more hazardous.
2. The addition of metal racking systems, equipment, or interior walls utilizing metal, masonry or concrete materials that interfere with emergency responder radio coverage within the building.
  - a. Where multiple tenant spaces exist within a single structure, only the tenant space where improvements are made that trigger radio coverage shall have radio coverage.
  - b. New metal racks (including required aisle and flue space), equipment, masonry or concrete walls and elevated floors and metal framing installed that increase existing metal rack (including required aisle and flue space), equipment, masonry or concrete walls and elevated floors and metal framing area by 40% or greater for tenant spaces up to 100,000 square feet, 35% or greater for tenant spaces up to 400,000 square feet and 25% or greater for tenant spaces greater than 400,000 square feet shall require radio coverage.
  - c. New metal racks (including required aisles and flue spaces), equipment, masonry or concrete walls and elevated floors and metal framing installed that cover 30% or greater area of the tenant space where no such improvements previously existed shall require radio coverage in tenant spaces up to 100,000 square feet; 25% or greater for tenant spaces up to 400,000 square feet and 20% or greater for tenant spaces greater than 400,000 square feet.

3. Every building hereafter in which square footage of the building is increased by 50% or more within a three-year period and the total square footage of the building exceeds 6000 square feet.

Exception: 1). Group R Division 3 Occupancies and buildings constructed entirely of structural members made of wood.

#### APPENDIX B

Section B105.2 and Exception 1 is amended to read as follows:

Section B105.2 Buildings other than one- and two-family dwellings. The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table B105.1.

Exception:

1. A reduction in required fire-flow of up to 50 percent, as approved by the fire code official, is allowed when the building is provided with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2. A reduction in required fire-flow of up to 75 percent, as approved by the fire code official, is allowed for warehouse buildings of Type I, Type II, and Type III construction provided with ESFR automatic fire sprinkler systems. The resulting fire-flow for each of these reductions shall not be less than 1500 gallons per minute for the prescribed duration as specified in Table B105.1. Reduction of fire-flow does not apply to number of fire hydrants required as specified in Appendix C.

#### APPENDIX BB

Section BB105.1 and Exception is amended to read as follows:

Section BB105.1 The minimum fire-flow and flow duration for school buildings shall be as specified in Table BB105.1.

Exception: A reduction in required fire flow of up to 50 percent is allowed when the building is provided with an approved automatic sprinkler system. The resulting fire-flow for this reduction shall not be less than 1500 gallons per minute for the prescribed duration as specified in Table BB105.1. Reduction of fire-flow does not apply to number of fire hydrants required as specified in Appendix CC.

#### APPENDIX C

Appendix C is amended by adding section C106 to read as follows:

Section C106 Hydrant type. The fire code official shall approve the type of fire hydrants to be installed in the public right of way or on private property prior to any such installation.

Table C105.1 Number and Distribution of Fire Hydrants, footnote "b" is repealed and amended to read as follows:

Table C105.1 footnote "b"

- b. Where streets are provided with median dividers that make access to hydrants difficult, cause time delay, or create undue hazard or both, or where arterial streets are provided with four or more traffic lanes, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis up to a fire-flow requirement of 7,000 gallons per minute and spaced 400 feet for higher fire flow requirements.

#### APPENDIX CC

Appendix CC is amended by adding section CC106 to read as follows:

Section CC106 Hydrant type. The fire code official shall approve the type of fire hydrants to be installed in the public right of way or on private property prior to any such installation.

Table CC105.1 Number and Distribution of Fire Hydrants, footnote "b" is repealed and amended to read as follows:

Table CC105.1 footnote "b"

b. Where streets are provided with median dividers that make access to hydrants difficult, cause time delay, or create undue hazard or both, or where arterial streets are provided with four or more traffic lanes, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis up to a fire-flow requirement of 7,000 gallons per minute and spaced 400 feet for higher fire flow requirements."

**SECTION 4: Readopted sections.** Tracy Municipal Code sections 9.08.010, 9.08.020 and 9.08.040 through 9.08.160 are readopted in their entirety without change.

**SECTION 5: Amended sections.** Tracy Municipal Code section 9.08.030 is hereby amended to read as follows:

**9.08.030 Adoption by reference of the California Electrical Code.**

The City hereby adopts by reference the code entitled "2013 California Electrical Code," copyrighted by the National Fire Protection Association and approved by the California Building Standards Commission (hereinafter "California Electrical Code"), as amended by this chapter. The California Electrical Code is on file with the City Clerk, and is available for inspection and copying in accordance with Government Code section 50022.6."

**SECTION 6: Readopted sections.** Tracy Municipal Code sections 9.10.010, 9.010.020 and 9.10.040 are readopted in their entirety without change.

**SECTION 7: Amended sections.** Tracy Municipal Code section 9.10.030 is hereby amended to read as follows:

"9.10.030 Adoption by reference of the California Residential Code the City hereby adopts by reference the code entitled "2013 California Residential Code" and appendix H copyrighted by the International Code Council and the California Building Standards Commission (hereinafter "California Residential Code"), as amended by this chapter. The California Residential Code is on file with the City Clerk, and is available for inspection and copying in accordance with Government Code section 50022.6."

**SECTION 8: Added section.** Tracy Municipal Code section 9.10.050 is hereby added by deleting the existing text of the 2013 California Residential Code section R313.2 and replacing it with the following:

**9.10.050 One- and two-family dwellings automatic fire systems.**

An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings including all newly installed manufactured homes in accordance with Title 25.

**SECTION 9: Readopted sections.** Tracy Municipal Code sections 9.12.010, 9.012.020 and 9.12.040 are readopted in their entirety without change.

**SECTION 10: Amended sections.** Tracy Municipal Code sections 9.12.030 and 9.12.050

are hereby amended to read as follows:

**9.12.030 Adoption by reference of the California Plumbing Code.**

The City hereby adopts by reference the code entitled "2013 California Plumbing Code," including all appendices attached thereto (A-K with the exception of L), copyrighted by the International Association of Plumbing and Mechanical Officials and the California Building Standards Commission (hereinafter "California Plumbing Code"), as amended by this chapter. The California Plumbing Code is on file with the City Clerk, and is available for inspection and copying in accordance with Government Code section 50022.6."

**9.12.050 Expiration of Application for Plan Review and Permit**

California Plumbing Code section 103.4.2, Expiration of Plan Review, is amended read as follows:

An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. However, at the discretion of the building official, an application shall not be extended more than two times if this code or any other pertinent code, law or ordinance has been adopted subsequent to the date of application. A new permit shall be obtained and corresponding fees shall be paid when a permit has expired.

California Plumbing Code section 103.3.3, Expiration, is amended to read as follows:

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. However, at the discretion of the building official, a permit shall not be extended more than two times if this code or any other pertinent code, law or ordinance has been adopted subsequent to the date of application. A new permit shall be obtained and corresponding fees shall be paid when a permit has expired."

**SECTION 11: Readopted sections.** Tracy Municipal Code sections 9.14.010, 9.014.020 and 9.14.040 are readopted in their entirety without change.

**SECTION 12: Amended sections.**

Tracy Municipal Code sections 9.14.030 is hereby amended to read as follows:

**9.14.030 Adoption by reference of the California Green Building Standards Code**

The City hereby adopts by reference the code entitled "2013 California Green Building Standards Code" without appendices and copyrighted by the California Building Standards Commission (hereinafter "California Green Building Standards Code"), as amended by this chapter. The California Green Building Standards Code is on file with the City Clerk, and is available for inspection and copying in accordance with Government Code section 50022.6."

**SECTION 13: Readopted sections.** Tracy Municipal Code sections 9.16.010, 9.016.020

and 9.16.040 are readopted in their entirety without change.

**SECTION 14: Amended section.** Tracy Municipal Code sections 9.16.030 and 9.16.050 are hereby amended to read as follows:

**“9.16.030 Adoption by reference of the California Mechanical Code.**  
The City hereby adopts by reference the code entitled "2013 California Mechanical Code," without appendices attached thereto, copyrighted by the International Association of Plumbing and Mechanical Officials and the California Building Standards Commission (hereinafter "California Mechanical Code"), as amended by this chapter. The California Mechanical Code is on file with the City Clerk, and is available for inspection and copying in accordance with Government Code section 50022.6.”

**9.16.050 Expiration of Application for Plan Review and Permit**  
California Mechanical Code section 114.4, Expiration of Plan Review, is amended to read as follows:

An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. However, at the discretion of the building official, an application shall not be extended more than two times if this code or any other pertinent code, law or ordinance has been adopted subsequent to the date of application. A new permit shall be obtained and corresponding fees shall be paid when a permit has expired.

California Mechanical Code section 113.4, Expiration, is amended to read as follows:

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. However, at the discretion of the building official, a permit shall not be extended more than two times if this code or any other pertinent code, law or ordinance has been adopted subsequent to the date of application. A new permit shall be obtained and corresponding fees shall be paid when a permit has expired.

**SECTION 15: Repealed and amended section.** Tracy Municipal Code section

9.40.080 is hereby amended to read as follows:

**9.40.080 Entrance numbers.** All buildings and enclosures with main entrances on the public streets of the City shall be numbered in the manner set forth in this section, and all changes from the existing entrance number to a new entrance number where such changes are shown to be required by the block number revisions shown on said Plan shall be made at the earliest possible date, and in any event within a period of six months, unless such date is extended by resolution of the Council.

The duty of obtaining an assignment or reassignment of the appropriate entrance number is

imposed upon the owner and also upon the occupant of the building or enclosure to which any such entrance belong or pertains. All such numbers or revised numbers shall be assigned by an official or department of the City designated to perform such duty, and such official or department shall cause to be prepared and maintained such block maps or other documents as may be necessary and adequate for the purpose of keeping an accurate record of entrance numbers.

After such assignment, all existing entrance numbers which are replaced and all numbers on such buildings and enclosures completed after July 1, 1989, shall be placed in figures not less than four inches (nominal) high on illuminated background and a minimum of 1/2-inch stroke width. Addressing shall be illuminated at night. Such address signs shall be internally or externally illuminated at an intensity of not less than 5.0 foot-candles. Such numbers shall also contrast with their background and shall be placed on a portion of the building that is both legible and visible from the street fronting the property a minimum of six feet above the grade. Entrance numbers shall not be placed on any moveable door and shall be unobstructed from the view of such numbers from the street. Additionally, where access is by means of a private road and/or the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address numbers shall be Arabic numbers or alphabetical letters. Address numbers shall be maintained. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response.

Multiple tenant spaces serviced by vehicular access to the rear of the building through any driveway, alleyway, or parking lot shall have numbers or addresses placed prior to occupancy on all new and existing buildings as to be plainly visible and legible from the rear access way. Multiple tenant spaces serviced by rear access through a corridor, exit court, or exit yard shall have approved numbers or addresses displayed on the rear of the tenant space.

Multiple tenant spaces that front on interior walkways or pedestrian malls shall have approved numbers or addresses placed over the entrance door in all new and existing buildings. An illuminated annunciator or directory board shall be required at every entrance where deemed necessary by the fire code official."

SECTION 16: Readopted sections. Tracy Municipal Code sections 9.48.010, 9.048.020 and 9.48.040 are readopted in their entirety without change.

SECTION 17: Amended section. Tracy Municipal Code section 9.48.030 is hereby amended to read as follows:

9.48.030 Adoption by reference of the California Historical Building Code.  
The City hereby adopts by reference the code entitled "2013 California Historical Building Code" including all appendices attached thereto and copyrighted by the California Building Standards Commission (hereinafter "California Historical Building Code"), as amended by this chapter. The California Historical Building Code is on file with the City Clerk, and is available for inspection and copying in accordance with Government Code section 50022.6."

SECTION 18: Readopted sections. Tracy Municipal Code sections 9.50.010, 9.050.020 and 9.50.040 are readopted in their entirety without change.

SECTION 19: Amended section. Tracy Municipal Code section 9.50.030 is hereby

amended to read as follows:

9.50.030 Adoption by reference of the California Existing Building Code the City hereby adopts by reference the code entitled "2013 California Existing Building Code" copyrighted by the International Code Council and the California Building Standards Commission (hereinafter "California Existing Building Code"), as amended by this chapter. The California Existing Building Code is on file with the City Clerk, and is available for inspection and copying in accordance with Government Code section 50022."

SECTION 20: Readopted sections. Tracy Municipal Code sections 9.64.010, 9.64.020 and 9.64.040 are readopted in their entirety without change.

SECTION 21: Repealed and amended section. Tracy Municipal Code section 9.64.030 is hereby amended to read as follows:

9.64.030 Adoption by reference of the California Energy Code.  
The City hereby adopts by reference the code entitled "2013 California Energy Code," including all appendices attached thereto, published by the International Code Council and copyrighted by the California Building Standards Commission (hereinafter "California Energy Code"), as amended by this chapter. The California Energy Code is on file with the City Clerk, and is available for inspection and copying in accordance with Government Code section 50022.6."

SECTION 22: Title, chapter and section headings. Title, chapter, and section headings contained herein shall not be deemed to govern, limit, modify, or in any manner affect the scope, meaning or intent of the provisions of any title, chapter, or section hereof.

SECTION 23: Constitutionality. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of the Ordinance.

SECTION 24: Effective date. This Ordinance shall take effect thirty days after its final passage and adoption.

SECTION 25: Publication. A summary of this ordinance shall be published and a certified copy of the full text posted in the office of the City Clerk at least five days before the City Council meeting at which the proposed ordinance is to be adopted. Within 15 days after adoption, the City Clerk shall publish a summary, and shall post in her office a certified copy, of the ordinance with the names of those Council Members voting for and against the ordinance. (Government Code section 36933(c)(1).)

\* \* \* \* \*

The foregoing Ordinance 1192 was introduced at a regular meeting of the Tracy City Council on the 7<sup>th</sup> day of January, 2014, and finally adopted on the 21st day of January, 2014, by the following vote:

AYES: COUNCIL MEMBERS: MACIEL, MANNE, RICKMAN, YOUNG, IVES

NOES: COUNCIL MEMBERS: NONE

ABSENT: COUNCIL MEMBERS: NONE

ABSTAIN: COUNCIL MEMBERS: NONE

  
MAYOR

ATTEST:

  
CITY CLERK

RECEIVED  
2014 SEP 11 A 11:17  
CALIFORNIA BUILDING  
SPECIALISTS COMMISSION

RESOLUTION 2014-\_\_\_\_\_

MAKING SPECIFIC FINDINGS TO SUPPORT LOCAL AMENDMENTS TO THE CALIFORNIA  
CODES, TITLE 24 PARTS 1-12, FOR THE BUILDING SAFETY AND FIRE PREVENTION  
DIVISION OF THE DEVELOPMENT SERVICES DEPARTMENT

**WHEREAS,**

The City of Tracy has adopted Ordinance 1192 repealing Section 103.2, to the California Fire Code giving vested employment rights not consistent with City policy. This amendment is administrative and not an adopted section of code, and

**WHEREAS,**

The City of Tracy has adopted Ordinance 1192 amending Section 105.2.3, to the California Fire Code clarifying the time limits for permit applications. This amendment is administrative and not an adopted section of code, and

**WHEREAS,**

The City of Tracy has adopted Ordinance 1192 amending Section 105.3.2, to the California Fire Code clarifying the process and time limits for extensions permit applications. This amendment is administrative and not an adopted section of code, and

**WHEREAS,**

The City of Tracy has adopted Ordinance 1192 adding Section 105.6.48, to the California Fire Code adding operation permit requirements for both temporary and permanent operation of Christmas tree lots, haunted houses and corn mazes. This amendment is administrative inclusion, and

**WHEREAS,**

The City of Tracy has adopted Ordinance 1192 adding Section 106.2.3, to the California Fire Code specifying reinspection fees. This amendment is administrative and not an adopted section of code, and

**WHEREAS,**

The City of Tracy has adopted Ordinance 1192 amending Section 202, to the California Fire Code clarifying the definition of "False Alarm." This amendment is administrative and not an adopted section of code, and

**WHEREAS,**

The City of Tracy has adopted Ordinance 1192 adding Section 315.6 thru 315.6.7, to the California Fire Code requiring specific limitations on the exterior storage of pallets, palletized packing boxes, and bin boxes due to the significant local hazard of wind-driven fires. The local climatic and topographic condition creates a wind tunnel affect increasing the speed at which fires spread and increasing exposure hazards to structures. The inclusion of these rules for limitations on placement, pile height and pile size, fire access, fencing and water supply will mitigate the added danger posed to the citizens and properties of the City of Tracy, and

**WHEREAS,**

The City of Tracy has adopted Ordinance 1192 adding Section 401.5.1, to the California Fire Code specifying recovery costs for responding to false alarms. This amendment is administrative and not an adopted section of code, and

**WHEREAS,**

The City of Tracy has adopted Ordinance 1192 amending Section 503.6, to the California Fire Code clarifying the requirements for access where access where powered gates are provided. This amendment is administrative and not an adopted section of code, and

**WHEREAS,**

The City of Tracy has adopted Ordinance 1192 amending Section 506.1, to the California Fire Code clarifying the requirements for the type and placement of key boxes in the place of "approved". This amendment is administrative and not an adopted section of code, and

**WHEREAS,**

The City of Tracy has adopted Ordinance 1192 adding Section 506.3 to the California Fire Code requiring that a hazardous material plan box be provided due to the significant local hazard of wind-driven fires. The local climatic and topographic condition creates a wind tunnel affect increasing the speed at which fires spread and increasing exposure hazards to structures. The inclusion of hazardous materials plan boxes mitigates this issue by providing for faster more precise response by fire service responders by having immediate access to information thereby saving time and properly deploying Fire Department resources, and

**WHEREAS,**

The Tracy Rural Fire Protection District has adopted Ordinance 1192 adding Section 509.3 to the California Fire Code requiring that all buildings protected by automatic fire extinguishing systems be provided with a Fire Control Room due to the significant local hazard of wind-driven fires. The local climatic and topographic condition creates a wind tunnel affect increasing the speed at which fires spread and increasing exposure hazards to structures. The inclusion of control rooms provides for faster more precise response by fire service responders as well as providing exposure protection for fire service equipment not addressed elsewhere in the code, and

**WHEREAS,**

The City of Tracy has adopted Ordinance 1192 adding Section 903.2.20 to the California Fire Code requiring fire sprinklers in a variety of buildings due to the climatic condition of low water table and minimal rainfall. The use of automatic fire sprinklers has been documented to show that suppressing an equivalent fire requires approximately only 1/3 the required water flow by direct application at the incipient stage of the fire rather than subsequent application of hose streams, and

**WHEREAS,**

The City of Tracy has adopted Ordinance 1192 amending Section 912.4, to the California Fire Code clarifying conditions not explicitly covered by code language regarding the labeling of fire department connections.. This amendment is administrative in nature, however it should be noted that proper labeling can reduce response time which is critical due to the local conditions of climate and topography which create a wind tunnel affect which can rapidly spread exposure fires or create changes to typical fire development in structures, and

**WHEREAS,**

The City of Tracy has adopted Ordinance 1192 amending Section 1103.2, to the California Fire Code specifying in detail the thresholds for the enforcement for radio coverage in existing buildings. This amendment is administrative and not an adopted section of code, and

**WHEREAS,**

The City of Tracy has adopted Ordinance 1192 amending Section B105.2 Exception 1 to the California Fire Code specifying the conditions for use of Exception 1 to reduce fire flow. CFC Section 105.2 Exception 1 provides for a general statement that permits the reduction of fire flow "as approved". This amendment specifies more precisely the conditions under which "as approved" will apply and is an administrative clarification for vague language, and

**WHEREAS,**

The City of Tracy has adopted Ordinance 1192 amending Section BB105.1 to the California Fire Code specifying the conditions for use of Exception 1 to reduce fire flow. CFC Section 105. 1 provides for a general statement that permits the reduction of fire flow "as approved". This amendment specifies more precisely the conditions under which "as approved" will apply and is an administrative clarification for vague language, and

**WHEREAS,**

The City of Tracy has adopted Ordinance 1192 adding Section C106 to the California Fire Code indicating that the Fire Code Official shall specify the permissible type of fire hydrants. CFC Section 507.2.1 indicates that fire hydrants and mains shall comply with NFPA 24. Chapter 7, Section 7.1.1 of NFPA 24 provides specifies that all fire hydrants shall be of an approved type. This amendment is an administrative clarification providing more direct administrative authority, and

**WHEREAS,**

The City of Tracy has adopted Ordinance 1192 amending Table C105.1 footnote b to the California Fire Code altering the conditions for use of footnote b. CFC Table C105.1 footnote b, provides fire hydrant spacing and flow conditions for streets with medians based upon the number of lanes and specific traffic volume. This amendment removes the vehicle count and number of lanes conditions and replaces them with a more usable standard which is based on the difficulty of fire operations across the median since the standards do not address the width of the median, intervening features such as transportation stops or grade differentials, and

**WHEREAS,**

The City of Tracy has adopted Ordinance 1192 amending Table CC105.1 footnote b to the California Fire Code altering the conditions for use of footnote b. CFC Table CC105.1 footnote b, provides fire hydrant spacing and flow conditions for streets with medians based upon the number of lanes and specific traffic volume. This amendment removes the vehicle count and number of lanes conditions and replaces them with a more usable standard which is based on the difficulty of fire operations across the median since the standards do not address the width of the median, intervening features such as transportation stops or grade differentials, and

**WHEREAS,**

The City of Tracy has adopted Ordinance 1192 amending Section R313.2 of the California Residential Code requiring fire sprinklers in all residences including manufactured housing, due

to the climatic condition of low water table and minimal rainfall. The use of automatic fire sprinklers has been documented to show that suppressing an equivalent fire requires approximately only 1/3 the required water flow by direct application at the incipient stage of the fire rather than subsequent application of hose streams, and

**WHEREAS,**

The City of Tracy has adopted Ordinance 1192 amending various sections of the California Codes that are non-building standards or administrative provisions to building standards and are not subject to justification in accordance with Health and Safety Code Sections: 13869, 17958, and 18941.5.

**NOW, THEREFORE, BE IT RESOLVED,** That the City of Tracy makes these specific findings, supporting the local amendments to the California Codes, Title 24 Parts 1-12.