

BUILDING STANDARDS COMMISSION

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February 7, 2014

Randy Goodwin
Building Official
City of West Sacramento
1110 West Capitol Avenue
West Sacramento, CA 95691

RE: Ordinance #13-7

Dear Mr. Goodwin:

This letter is to advise you of our determination regarding the referenced ordinance with express findings received from your agency on December 23, 2013.

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

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

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

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

Sincerely,

A handwritten signature in black ink that reads "Enrique M. Rodriguez". The signature is fluid and cursive, with a large initial "E" and "R".

Enrique M. Rodriguez
Associate Construction Analyst

cc: Chron
Local Filings

MEETING DATE: December 11, 2013

ITEM # 4

SUBJECT:

CONSIDERATION OF SECOND READING AND ADOPTION OF ORDINANCE 13-7 AMENDING CHAPTER 15.12 AND REPEALING AND RE-ENACTING CHAPTER 15.14 OF THE CITY OF WEST SACRAMENTO MUNICIPAL CODE TO ADOPT BY REFERENCE THE 2013 CALIFORNIA BUILDING STANDARDS CODE WITH LOCAL AMENDMENTS

INITIATED OR REQUESTED BY:

Council Staff
 Other

REPORT COORDINATED OR PREPARED BY:

Randy Goodwin, Building Official
Bryan Jonson, Fire Inspector/Acting Fire Marshal


Charline Hamilton, Director
Community Development

ATTACHMENT Yes No Information Direction Action

OBJECTIVE

The objective of this report is for Council to conduct the second reading and adoption of Ordinance 13-7 which would amend Chapter 15.12 and repeal and enact Chapter 15.14 of the City of West Sacramento Municipal Code.

RECOMMENDED ACTION

It is respectfully recommended that the City Council:

1. Certify that the City Council has determined that the Categorical Exemption is the appropriate environmental document under CEQA and finds that the Categorical Exemption represents the independent judgment of the City; and
2. Waive the second reading, and move and read by title and number only, and adopt, Ordinance 13-7 amending Chapter 15.12 and repealing and enacting Chapter 15.14 of the City of West Sacramento Municipal Code; and
3. Adopt by reference the 2013 California Building Standards Codes and the 2012 International Property Maintenance Code, with amendments;

BACKGROUND

As part of its periodic review of fire, property and building codes, the California Building Standards Commission published on July 1, 2013 the 2013 California Building Standards Code (California Code of Regulations Title 24).

The 2013 California Building Standards Code (CBC) is based on the 2012 International Building Code (IBC), published by the International Code Council (ICC). The 2013 California Building Standards Code will automatically become effective in California on January 1, 2014 as published unless adopted by Council prior to January 1, 2014 with local amendments.

In 2010, the Council adopted the 2010 CBC with local amendments to make the code more responsive to the unique topographical, geological and climatic features of West Sacramento. It is respectfully recommended that the Council discuss similar amendments to the 2013 CBC. In 2010, the Council adopted the building and fire codes under ordinance 10-15. On November 20, 2013, the City Council conducted the public hearing and first reading on Ordinance 13-7.

ANALYSIS**2013 California Building Code**

Every three years Title 24 California Building Standard Codes are revised, updated and published by the California Building Standards Commission to include new construction practices, promote better building performance and provide improved fire and life safety in buildings.

This code provides minimum standards to safeguard life, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures within the jurisdiction of the City of West Sacramento.

The 2012 International Property Maintenance Code is being considered to strengthen and support the City of West Sacramento Municipal Code, Title 19, Nuisance Abatement Code. This code complements the provisions for substandard and dangerous buildings specified in the new 2013 California Building Code.

In brief, the Ordinance includes the following codes:

- The 2013 California Administrative Code, Title 24, Part 1, Chapters 4, 5, 8 and 10 only
- The 2013 California Building Code, Title 24, Part 2, Volumes 1 and 2 (Parts 8 and 10 included), of the California Code of Regulations, including the following Chapters and Appendices: Chapter 1 (Administrative), as further amended herein, Appendix C (Group U – Agricultural Buildings), Appendix F Rodent Proofing, Appendix I (Patio Covers) and Appendix H (Signs)
- The 2013 California Residential Code, Title 24, Part 2.5 of the California Code of Regulations
- The 2013 California Electrical Code, Title 24, Part 3 of the California Code of Regulations.
- The 2013 California Mechanical Code, Title 24, Part 4 of the California Code of Regulations, as further amended herein
- The 2013 California Plumbing Code, Title 24, Part 5 of the California Code of Regulations, as further amended herein
- The 2013 California Energy Code, Title 24, Part 6 of the California Code of Regulations
- The 2013 California Historical Code, Title 24, Part 8 of the California Code of Regulations
- The 2013 California Fire Code, Title 24, Part 9 of the California Code of Regulations as further amended herein
- The 2013 California Existing Building Code (Chapter 34), Title 24, Part 10 of the California Code of Regulations
- The 2013 California Green Building Standards Code, Title 24, Part 11 (CALGreen) of the California Code of Regulations.
- The 2013 California Referenced Standards Code, Title 24, Part 12 of the California Code of Regulations
- The International Property Maintenance Code, 2012 edition, as published by the International Code Council as further amended herein

The findings that will allow the Council to make the amendments to the 2013 California Building Standards Codes are included in the Ordinance. The codes as proposed will be amended to establish minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, access to persons with disabilities, sanitation, adequate lighting and ventilation and energy conservation; safety to life and property from fire and other hazards attributed to the built environment; and to provide safety to fire fighters and emergency responders during emergency operations within the jurisdiction of the City of West Sacramento. Therefore, it is respectively recommended that the council adopt these amendments.

2012 International Property Maintenance Code

The 2009 International Property Maintenance Code was not adopted in the previous code adoption cycle (2010). Title 19 Nuisance Abatement Code of the City of West Sacramento Municipal Ordinance is amended and the 2012 International Property Maintenance Code is included in this code update.

2013 California Fire Code

The 2013 California Fire Code is enforced by the Office of the State Fire Marshal. The new code is similar in format to the previous code with the majority of the 2013 changes being only formatting or deletion due to adoption by the state.

Environmental Determination

The proposed zone amendments are exempt from the California Environmental Quality Act (CEQA) pursuant to section 15305 – Minor Alterations in Land Use Limitations. Staff has determined that the proposed amendments will not have a significant effect on the environment.

Strategic Plan Integration

Ordinance 13-7 supports the City's 2013 Strategic Plan Strategies of master planning and development and helps to maintain safe and secure neighborhoods for City of West Sacramento Residents.

Alternatives

If no action is taken the 2013 California Building Standards Code will become automatically effective on January 1, 2014 without local amendments that take into account the unique topographical, geological and climatic features of West Sacramento.

Coordination and Review

The Fire and Community Development Departments (Building and Code Divisions) have worked together preparing the proposed ordinance. The City Attorney's office has reviewed and commented on the proposed ordinance.

Budget/Cost Impact

The impact of using the code should remain minimal. The overall fiscal impact to the city as a result of adoption of the new codes is approximately \$5000.00 to cover the cost of new published code materials.

ATTACHMENT(S)

1. Ordinance 13-7
2. Notice of Exemption

ORDINANCE 13-7

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST SACRAMENTO AMENDING CHAPTER 15.12 AND REPEALING AND RE-ENACTING CHAPTER 15.14 OF THE CITY OF WEST SACRAMENTO MUNICIPAL CODE TO ADOPT BY REFERENCE THE 2013 CALIFORNIA BUILDING STANDARDS CODE WITH LOCAL AMENDMENTS

The City Council of the city of West Sacramento does ordain as follows:

Section 1 Purpose

The purpose of this ordinance is to prescribe regulations governing building standards and conditions hazardous to life and property by adopting portions of Title 24 of the California Code of Regulations, as amended herein.

Section 2 Amendment of Chapter 15.12

Chapter 15.12 of the City of West Sacramento Municipal Code is hereby amended to read as follows:

15.12.010 Title.

This chapter shall be known as the West Sacramento Building Code, and may be cited as such, and will be referred to herein as "this code."

15.12.020 Application.

This code shall be the exclusive source of regulations for any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure or to erect, install enlarge, alter, repair, remove, convert or replace any electrical, mechanical, gas, or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, or fire protection equipment installed on any property or used on or within any building.

15.12.030 Conflicts with Other Laws, Rules, Etc.

In the event of any conflict between this code and any state or federal law, rule or regulation, that requirement which establishes the higher standard of safety or accessibility shall govern. Failure to comply with such standard of safety or accessibility shall be a violation of this code.

15.12.040 Adoption of California Building Standards Codes.

The following is hereby adopted by reference and incorporated in this code, except as expressly amended or superseded by the provisions of this chapter:

- A. The 2013 California Administrative Code, Title 24, Part 1, Chapters 4, 5, 8 and 10 only.
- B. The 2013 California Building Code, Title 24, Part 2, Volumes 1 and 2 (Parts 8 and 10 included), of the California Code of Regulations, including the following Chapter and Appendices: Volume 1 of 2, Chapter 1, Scope and Administration, Division I and Division II, as further amended herein, Appendix C (Group U -- Agricultural Buildings), Appendix F (Rodent Proofing), Appendix I (Patio Covers) and Appendix H (Signs).
- C. The 2013 California Residential Code, Title 24, Part 2.5 of the California Code of Regulations.

- D. The 2013 California Electrical Code, Title 24, Part 3 of the California Code of Regulations.
- E. The 2013 California Mechanical Code, Title 24, Part 4 of the California Code of Regulations.
- F. The 2013 California Plumbing Code, Title 24, Part 5 of the California Code of Regulations.
- G. The 2013 California Energy Code, Title 24, Part 6 of the California Code of Regulations.
- H. The 2013 California Historical Code, Title 24, Part 8 of the California Code of Regulations.
- I. The 2013 California Fire Code, Title 24, Part 9 of the California Code of Regulations as further amended herein.
- J. The 2013 California Existing Building Code (Chapter 34), Title 24, Part 10 of the California Code of Regulations.
- K. The 2013 California Green Building Standards Code, Title 24, Part 11 (CALGreen) of the California Code of Regulations.
- L. The 2013 California Referenced Standards Code, Title 24, Part 12 of the California Code of Regulations.
- M. The International Property Maintenance Code, 2012 edition, as published by the International Code Council including Appendix A Boarding Standard and as further amended herein.

15.12.050 Amendments to the 2013 California Building Code and the 2012 International Property Maintenance Code.

- A. 2013 California Building Code, Section 109 of Chapter 1, Division II, Part 2, Volume 1 of 2 of the California Code of Regulations is hereby amended to read as follows:

109.1 Payment of fees. A permit shall not be valid or issued until the fees prescribed in the fee schedule adopted by resolution of the city council have been paid, nor shall an amendment to a permit be released until the applicable additional fees has been paid.

- B. 2012 International Property Maintenance Code [A] 102.3 is hereby amended to read as follows:

[A] 102.3 Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of NFPA 70 and the 2013 California Building Code, Parts 1, 2, 2.5, 3 4, 5, 6, 8, 9, 10 11 and 12 as amended herein.

- C. 2012 International Property Maintenance Code [A] 103.5 is hereby amended to read as follows:

[A] 103.5 Fees. The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be fees established by resolution of the City Council.

- D. 2012 International Property Maintenance Code [A] 112.4 is hereby amended to read as follows:

[A] 112.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine as established by resolution of the City Council.

- E. Section 304.1.1 of Chapter 3 of the California Building Code is hereby amended to read as follows:

304.1.1 Unsafe Conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the 2013 California Building Code or the 2013 California Existing Building Code as required for existing buildings:

15.12.070 Amendments to the 2013 California Mechanical Code.

- A. Section 114.1 of Chapter 1, Division II, Part III of the 2013 California Mechanical Code is hereby amended to read as follows:

114.1 General. Fees shall be assessed in accordance with the fee schedule adopted by resolution of the city council.

- B. Section 114.2 of Chapter 1, Division II, Part III of the 2013 California Mechanical Code is hereby repealed in its entirety.

- C. Section 114.3 of Chapter 1, Division II, Part III of the 2013 California Mechanical Code is hereby amended to read as follows:

114.3 Plan review fees. When plans or other data are required to be submitted by Section 112.2, a plan review fee shall be paid at the time of submitting plans and specifications for review. The plan review fees for mechanical work shall be determined and adopted by this jurisdiction.

15.12.080 Amendments to the 2013 California Plumbing Code.

- A. Section 103.4.1 of Chapter 1, Division II of the 2013 California Plumbing Code is hereby amended to read as follows:

103.4 Permit fees. Fees shall be assessed in accordance with the fee schedule adopted by resolution of the city council.

- B. Section 103.4.1 of Chapter 1, Division II of the 2013 California Plumbing Code is hereby amended to read as follows:

103.4.1 Plan review fees. Where a plan or other data is required to be submitted by Section 103.2.1, a plan review fee shall be paid at the time of submitting plans and specifications for review. The plan review fees for plumbing work shall be determined and adopted by this jurisdiction.

15.12.110 Interpretation.

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

15.12.120 Liability.

The provisions of this code shall not be construed as imposing upon the City of West Sacramento any liability or responsibility for damage to persons or property resulting from defective work, nor shall the City of West Sacramento, or any official, employee or agent thereof, be held as assuming any such liability or responsibility by reason of the review or inspection authorized by the provisions of this code of any permits or certificates issued under this code.

Section 3 Repeal and Re-Enactment of Chapter 15.14

Chapter 15.14 of the City of West Sacramento Municipal Code is hereby repealed in its entirety and is hereby re-enacted as follows:

15.14.010 Adoption of California Fire Code.

The 2013 California Fire Code, Title 24, Part 9 of the California Code of Regulations, and appendices Chapter 4, B, BB, C, CC, D, and H are hereby adopted by the City of West Sacramento and incorporated by this reference into the City of West Sacramento Municipal Code, as amended by this Chapter.

15.14.020 Enforcement.

The Fire Code shall be enforced by the Fire Prevention Division of the City of West Sacramento Fire Department under the supervision of the Fire Marshal.

15.14.030 Definitions.

The following definitions are exclusively applicable to Chapter 15.14:

- A. Whenever the words "city," "jurisdiction" or "city or jurisdiction" are used in the California Fire Code, it shall mean the City of West Sacramento.
- B. Whenever the term "chief appointing authority of the jurisdiction" is used in the California Fire Code, it shall mean the City Manager of the City of West Sacramento.
- C. Whenever the term "legal representation of the jurisdiction" is used in the California Fire Code, it shall mean the City Attorney of the City of West Sacramento.
- D. Whenever the term "fire department" is used in the California Fire Code, it shall mean the West Sacramento Fire Department.
- E. Whenever the term "jurisdiction's keeper of records" is used in the California Fire Code, it shall mean the City Clerk of the City of West Sacramento.
- F. Whenever the term "fire code official" is used in the California Fire Code, it shall mean the Fire Chief of the City of West Sacramento.
- G. Whenever the term "governing body" is used in the California Fire Code, it shall mean the City Council of the City of West Sacramento.

15.14.040 Amendments to the California Fire Code.

- A. Section 109.4 of Chapter 1 of the California Fire Code is hereby amended to read as follows:

Section 109.4 Violation penalties. Violations of a provision of this code or the failure to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be a misdemeanor. Each day that prohibited conditions are maintained shall constitute a

separate offense, except as waived by the fire code official. The imposition of any penalty shall not prevent the enforced removal of prohibited conditions or excuse the violation.

B. Section 202 of Chapter 2 of the California Fire Code is hereby amended to add and amend the following definitions:

AREA, RURAL. Are areas within the City of West Sacramento in which adequate and reliable water supply systems for firefighting purposes do not exist or any area beyond a five-minute emergency response time.

BUILDING. Any structure used or intended for supporting or sheltering any use or occupancy, including manufactured homes, mobile homes, and modulars.

C. Section 315.4.3 is hereby added to Chapter 3 of the California Fire Code to read as follows:

Section 315.4.3 Outside storage of pallets and other combustibles. The maximum single pile dimension for outside storage of pallets and other combustibles shall be 25 feet x 100 feet, or 2,500 square feet. Distance of piles to structures shall not be less than 10 feet.

D. Section 503.2.3 of Chapter 5 of the California Fire Code is hereby amended to read as follows:

Section 503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus, shall meet the minimum road specifications as set forth in the latest published edition of the City of West Sacramento Community Development Department Engineering Division Standard Specifications, and shall provide all weather driving capabilities.

E. Section 503.2.4 of Chapter 5 of the California Fire Code is hereby amended to read as follows:

Section 503.2.4 Turning radius. For all turns on public and private roads the minimum inside turning radius shall be 26 feet and the minimum outside turning radius shall be 46 feet.

F. Section 503.2.7 of Chapter 5 of the California Fire Code is hereby amended to read as follows:

Section 503.2.7 Grade. The grade of a fire apparatus access road shall be a maximum of 12 percent.

G. Section 503.2.8 of Chapter 5 of the California Fire Code is hereby amended to read as follows:

Section 503.2.8 Angles of approach and departure. The first ten feet of approach and departure for fire apparatus access roads shall have a maximum grade of 8.5 percent.

H. Section 505.1.1 is hereby added to Chapter 5 of the California Fire Code to read as follows:

Section 505.1.1 Multiple tenant building identification. Required features:

1. Multiple tenant spaces serviced by vehicular access to the rear through any driveway, alleyway, or parking lot shall have approved address numbers, building

numbers or approved building identification placed prior to occupancy on all new and existing buildings as to be plainly visible and legible from the rear access way when deemed necessary by the fire code official.

2. Multiple tenant spaces serviced by rear access through a corridor, exit court, or exit yard shall have approved address numbers, building numbers or approved building identification displayed on the rear of the tenant space, when deemed necessary by the fire code official.
 3. Multiple tenant spaces that front on interior walkways or pedestrian malls shall have approved address numbers, building numbers or approved building identification placed over the entrance door in all new and existing buildings.
 4. An illuminated directory board shall be required at every entrance where deemed necessary by the fire code official.
- I. Section 505.1.2 is hereby added to Chapter 5 of the California Fire Code to read as follows:

Section 505.1.2 Illumination. Addressing shall be illuminated at night in all new buildings. Signs shall be internally or externally illuminated. When the luminance or the face of a sign is from an external source, it shall have an intensity of not less than 5.0 foot-candles. Internally illuminated signs shall provide equivalent luminance.

- J. Section 510.1.1 is hereby added to Chapter 5 of the California Fire Code to read as follows:

Section 510.1.1 Public safety radio building amplification system. All new buildings, all changes in the use of existing buildings, and all buildings with an addition consisting of more than 20 percent of the square footage of the existing building, shall provide adequate public safety radio coverage as required by the West Sacramento Fire Department Radio Standard.

- K. Section 901.6.3 is hereby added to Chapter 9 of the California Fire Code to read as follows:

Section 901.6.3 Residential sprinkler system certification for home resale. All residential occupancies up for resale and equipped with a NFPA 13D sprinkler system or sprinkler system meeting the requirements of the California Residential Code are required to be inspected by qualified personnel; and all necessary repairs shall be completed prior to the closing of escrow.

- L. Section 903.2.20 is hereby added to Chapter 9 of the California Fire Code to read as follows:

Section 903.2.20 Additional automatic fire-extinguishing system requirements. An approved automatic fire-extinguishing system shall be installed in every new building in which the total combined floor area of all floors, including mezzanine levels, exceeds 4,000 square feet (372 m²). Required features:

1. Notwithstanding other provisions of this Code, this rule shall be applied to alterations, additions, and changes of occupancy to all new buildings and buildings in existence as of the effective date of this ordinance.
2. An alteration involving no change in occupancy, use or character of a building in existence as of the effective date of this ordinance, and which does not require an increase in the floor area, total height or number of stories of such existing

building, may be made without bringing the entire building into compliance with this section.

3. No change shall be made in the character or occupancy or use of any building or structure in existence as of the effective date of this ordinance unless the entire building or structure is made to comply with this section.

Section 903.2.20.1 Conditions requiring automatic fire-extinguishing systems. The following conditions will require an automatic sprinkler system to be installed in all occupancies:

1. Any structure or building that is more than two stories above grade plane or where access to the average height of the roof is more than 25 feet above grade for the purpose of fire department access.
2. A structure or building that is located on any property in which any portion of the structure or building is more than 400 feet from a fire hydrant or more than 350 feet from a fire hydrant because of a dead-end condition.
3. Any structure or building that is located on any property which any portion of the structure or building is located more than 150 feet from the nearest fire department access road.

Exceptions:

1. In rural single-family dwellings without fire sprinklers in existence as of the effective date of this ordinance, wherein additions that increase total floor area up to 2,500 square feet, no sprinkler system will be required.
 - 1.1 Patio covers connected to single-family dwellings shall not be counted when determining total floor area for purposes of Section 903.2.20.1.
 2. In rural Group U occupancies that do not exceed 1,000 square feet in total floor area, no sprinkler system will be required.
 3. In rural Group U occupancies in existence as of the effective date of this ordinance wherein additions that increase the total floor area up to 1,000 square feet and is provided with exterior wall and opening protection as per Tables 601, 602 and 704.8 of the California Building code, no sprinkler system shall be required.
 4. Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic fire alarm system and are separated from the remainder of the building by fire barriers consisting of not less than 1-hour fire-resistance-rated walls and 2-hour fire-resistance-rated floor/ceiling assemblies, no sprinkler shall be required.
 5. The use of the building in existence as of the effective date of this ordinance may be changed subject to the approval of the building official and the fire code official, and the building may be occupied for use in other groups of occupancies without conforming to all the requirements of this subsection for those groups, provided the new or proposed use is not more hazardous, based on life and fire risk, than the existing use.
- M. Section 903.4.1 of Chapter 9 of the California Fire Code is hereby amended to read as follows:

Section 903.4.1 Monitoring. Alarm, supervisory and trouble signals shall be distinctly different and automatically transmitted to an approved central station, remote supervising station or proprietary supervising station as defined in NFPA 72 or, when approved by the fire code official, shall sound an audible signal at a constantly attended location. Required features:

1. All electronic monitoring systems shall operate either through a private central station or by an approved direct lease line.
2. Initiation and/or termination of required system supervision shall result in immediate notification to the Yolo County Communications Agency and the West Sacramento Fire Department.
3. If shorts, failures, false signals, or other interruptions of service occur within a private building alarm system connected to a central station or an alarm headquarters, the fire chief may order the system disconnected until repaired. A false alarm may also be assessed against the responsible party.
4. All electronic monitoring systems shall be designed and installed in accordance with recognized standards and as approved by the fire code official.

Exceptions:

1. Underground key or hub valves in roadway boxes provided by the municipality or public utility are not required to be monitored.
2. Backflow prevention device test valves located in limited area sprinkler system supply piping shall be locked in the open position. In occupancies required to be equipped with a fire alarm system, the backflow valves shall be electrically supervised by a tamper switch installed in accordance with NFPA 72 and separately annunciated.

N. Section 905.3.1 of Chapter 9 of the California Fire Code is hereby amended to read as follows:

Section 905.3.1 Height. A standpipe system shall be installed in buildings throughout at each floor where any of the following occur:

1. Buildings where the floor level of the highest story is located more than 30 feet (9,144mm) above the lowest level of fire department vehicle access.
2. Buildings that are more than two stories in height.
3. Buildings where the floor level of the lowest story is located more than 30 feet (9,144mm) below the highest level of fire department vehicle access.
4. Buildings that are two or more stories below the highest level of fire department vehicle access.
5. No portion of any building shall be more than 150 feet (45,720 mm) from a fire department vehicle access point or an approved standpipe system without the approval of the fire code official.

Exceptions:

1. Class I standpipes are allowed in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.

2. Class I manual standpipes are allowed in open parking garages where the highest floor is located not more than 150 feet (45,720mm) above the lowest level of fire department vehicle access.
3. Class I manual dry standpipes are allowed in open parking garages that are subject to freezing temperatures, provided that the hose connections are located as required for Class II standpipes in accordance with section 905.5.
4. Class I standpipes are allowed in basements equipped throughout with an automatic sprinkler system.
5. In determining the lowest level of fire department vehicle access, it shall not be required to consider:

5.1 Recessed loading docks for four vehicles or less, and

5.2 Conditions where topography makes access from the fire department vehicle to the building impractical or impossible.

O. Section 913.6 is hereby added to Chapter 9 of the California Fire Code to read as follows:

Section 913.7 Fire pumps. Required features:

1. When required by the fire code official, fire pumps shall be automatic.
2. Fire pumps used for ESFR systems shall be powered by a diesel engine.
3. Fire pumps shall serve a maximum of 1 building. At the discretion of the fire code official, a single pump may serve up to 3 buildings with a master fire pump agreement.

P. Section 5001.5.3 is hereby added to Chapter 50 of the California Fire Code to read as follows:

Section 5001.5.3 Hazardous materials inventory fee. Permitted facilities in which hazardous materials are stored, used or handled are subject to the annual Hazardous Materials Inventory Fee, as prescribed by resolution of the City Council.

Q. Section 5003.1.5 is hereby added to Chapter 50 of the California Fire Code to read as follows:

Section 5003.1.5 Residential quantity limits. Quantities of hazardous materials in Group R occupancies shall not exceed 5 gallons for inside storage and 10 gallons for outside storage.

R. Section 5003.1.6 is hereby added to Chapter 50 of the California Fire Code to read as follows:

Section 5003.1.6 Parking and garaging. Vehicles containing hazardous materials in amounts that require placards under state or federal law and possessing the physical hazards listed in Section 2701.2.2 et seq. shall not be left unattended at any time on any residential street or within 500 feet of any residential area, apartment or hotel complex, educational, hospital or care facility; or at any place that would, in the opinion of the fire chief, present a life or safety hazard.

S. Section 5610 is hereby added to Chapter 56 of the California Fire Code to read as follows:

Section 5610 Prohibited and limited acts. The storage of explosives and blasting agents is prohibited within the City of West Sacramento. This prohibition shall not apply to the temporary storage of explosives and blasting agents for use in connection with approved blasting operations, wholesale and retail stocks of small arms ammunition, explosive bolts, explosive rivets or cartridges for explosive actuated power tools in quantities involving less than 500 pounds of explosive material. For purposes of Health & Safety Code Section 12007, the fire code official shall be the "issuing authority" and shall be responsible for enforcement.

T. Section 5611 is hereby added to Chapter 56 of the California Fire Code to read as follows:

Section 5611 Explosives and blasting agents at terminals. Shipments of explosives or blasting agents through or within the City West Sacramento shall be transported as expeditiously as possible. Explosives and blasting agents may not be maintained in terminals for more than twenty-four hours (24), including Sundays and holidays. Explosive and blasting agents may not be stored in terminals adjacent to areas zoned RRA, R-1-A, R-1-B, R-2, R-3, and R-4 for not more than two (2) hours.

U. Section 5704.2.9.6.1 of Chapter 57 of the California Fire Code is hereby amended to read as follows:

Section 5704.2.9.6.1 Locations where aboveground tanks are prohibited. Storage of Class I, Class II, and Class III liquids in aboveground tanks is prohibited in the following zoned areas: RRA, R-1-A, R 1 B, R-2, R 3, R-4, C-1, C-2, C-H, C-W, C-3, P-O, CBD, and WF.

V. Section 6104.2 of Chapter 61 of the California Fire Code is hereby amended to read as follows:

Section 6104.2 Maximum capacity within established limits. Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed a water capacity of 500 gallons (1,893 L) in the following zoned areas in the City of West Sacramento: RE, RRA, R-1-A, R-1-B, R 2, R-3, R-4, C-1, C-2, C-H, C-W, C-3, P-0, CBD, and WF, and those areas that are heavily populated or congested and as required by provisions of the City's zoning ordinances.

Exception: In particular installations, this capacity limit shall be determined by the fire code official, after consideration of special features such as topographical conditions, nature of occupancy, and proximity to buildings, capacity of proposed containers, degree of fire protection to be provided and capabilities of the local fire department.

W. Section 6106.4 is hereby added to Chapter 61 of the California Fire Code to read as follows:

Section 6106.4 Tank vehicle, tank car, and pipelines. A qualified attendant shall be present at all times while a tank vehicle or tank car is discharging cargo. Whenever practicable, the tank vehicle or tank car shall be positioned so that the operating controls and the discharging end of the hose or hoses are both in view of the attendant.

X. Section B105.2 Appendix B of the California Fire Code is hereby 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.

Exceptions:

1. A reduction in required fire-flow of up to 50 percent, as approved, is allowed when the building is provided with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (5678 L/min) for the prescribed duration as specified in Table B105.1.
 2. Group B, S-2 and U occupancies having a floor area not exceeding 1,000 square feet (93 square meters), primarily constructed of noncombustible exterior walls with wood or steel roof framing, having a Class A roof assembly, with uses limited to the following or similar uses:
 - 2.1. California State Parks buildings of an accessory nature (restrooms).
 - 2.2. Safety roadside rest areas, (SRRA), public restrooms.
 - 2.3. Truck inspection facilities, (TIF), CHP office space and vehicle inspection bays.
 - 2.4. Sand/salt storage buildings, storage of sand and salt.
- Y. Section C102.2 is hereby added to Appendix C of the California Fire Code to read as follows:

Section C102.2 Hydrants on both sides of street. Hydrants shall be required on both sides of the street as set forth in the latest published edition of the City of West Sacramento Community Development Department Engineering Division Standard Specifications whenever one or more of the following conditions exist:

1. Streets that have median center dividers that make access to hydrants difficult, cause a time delay in fire response, or creates an undue hazard.
 2. There are four (4) or more lanes of traffic.
 3. Street width greater than 88 feet from the back of sidewalk.
- Z. Section C104.2 of Appendix C of the California Fire Code is hereby amended to read as follows:

Section C104.2 Existing fire hydrants. Required Features:

1. Existing single outlet 2.5 inch hydrants shall be changed to an approved City standard hydrant, as set forth in the latest published edition of the City of West Sacramento Community Development Department Engineering Division Standard Specifications when a tentative subdivision or parcel map, merge of lots, change of use of an existing building, expansion of an existing structure or new construction increases the required fire flow.
2. Existing single outlet 2.5 inch hydrants located adjacent to project frontage on any city right of way shall be changed to an approved city standard hydrant, as set forth in the latest published edition of the City of West Sacramento Community Development Department Engineering Division Standard Specifications.

3. Existing single outlet 2.5 inch hydrants serving new development or construction shall be changed to an approved city standard hydrant, as set forth in the latest published edition of the City of West Sacramento Community Development Department Engineering Division Standard Specifications.
4. Where water main improvements are required to meet fire flow and the existing water main has a single 2.5 inch outlet fire hydrant, an upgrade of hydrants will be required.
5. Existing hydrants in conflict with new right of way improvements shall be moved to an approved location at no cost to the City of West Sacramento.

15.14.050 High-Rise Structures.

In addition to the authority granted to the fire chief by the California Fire Code as adopted and amended by the City, the fire chief shall have the discretion to require any condition or issue any order necessary for life safety or fire protection with respect to any high-rise building constructed within the City of West Sacramento.

Section 4 Amendments of Title 19 Nuisance Abatement Code

- A. Chapter 19.00 Purpose and Administration, Article III Definitions. 19.00.010 Definitions. Delete in its entirety the following:

~~“Combustible materials” means materials which are readily ignitable, free burning, or which will ignite through contact with flames of ordinary temperatures and includes combustible decorative materials, combustible fibers, combustible liquids and combustible waste material as those terms are defined in the International Fire Code as adopted by the city.~~

~~“Dwelling” means any building or portion thereof which contains more than two dwelling units, sleeping and eating areas, and sanitation as required by the International Building Code. Dwellings do not include vehicles, travel trailers, recreational vehicles, watercraft or similar conveyances.~~

~~“Dwelling Unit” means any building or portion thereof which contains living facilities, including provisions for sleeping eating, cooking and sanitation as required by the International Building Code, for not more than one family, or a congregate residence for ten or fewer persons.~~

- B. 19.00.005 Continuity of Title 19 Nuisance Abatement Code is hereby amended to read as follows:

“Combustible materials” means materials which are readily ignitable, free burning, or which will ignite through contact with flames of ordinary temperatures and includes combustible decorative materials, combustible dust, combustible fibers, and combustible liquids as those terms are defined in the California Fire Code as adopted by the city.

“Dwelling” means a building which contains more than two dwelling units used, intended or designed to be used, rented, leased, let or hired out to be occupied for living purposes as defined by the California Fire Code. Dwellings do not include vehicles, travel trailers, recreational vehicles, watercraft or similar conveyances.

“Dwelling Unit” means a single unit providing complete, independent living facilities for one or more person, including permanent provisions for living, sleeping eating, cooking and sanitation as defined by the California Fire Code.

C. 19.05.001 Unlawful public nuisances declared. Title 19 Nuisance Abatement Code is hereby amended to read as follows:

T. Any condition constituting an unsafe structure and equipment under Section 116 of the California Building Code for the abatement of unsafe structures and equipment as adopted by the city.

Section 5 Findings

The City Council of the City of West Sacramento finds and declares that the additions, modifications, and changes made to these codes are either expressly left to the authority having jurisdiction or necessary for the protection of the public health, safety, and welfare due to climatic, geological, or topographical conditions. These amendments are authorized under Health & Safety Code Section 17958 and are identified as follows:

California Building Code Section 109, California Mechanical Code Sections 114.1, 114.3 and California Plumbing Code Section 103.4.1 amendments are necessary for administrative clarification, and do not modify a Building Standard pursuant to California Health and Safety Code Sections 17958, 17958.5, and 17958.7. These amendments establish administrative standards for the effective enforcement of building standards throughout the City of West Sacramento.

1. Climatic

California Fire Code Sections 315.4.3, 503.2.3, 503.2.4, 503.2.7, 503.2.8, 901.6.3, 903.2.20, 903.2.20.1, 903.4.1, 905.3.1, 913.7, 5003.1.5, 5003.1.6, 5610, 5611, 5704.2.9.6.1, 6104.2, 6106.4.

Average yearly rainfall for the city is approximately 18 inches. This rainfall normally occurs from October to April. Low-level fog (tulle-fog) is present throughout the winter months reducing roadway visibility. This reduced visibility increases emergency response times. The city is surrounded by levees and multiple water sources. During large storm events the capacity of the city's underground storm water drainage system is exceeded in some areas. The resulting localized flooding and road closures increase emergency response times.

During the summer months, there is generally no measurable precipitation. Temperatures for this dry period range from 70 to 112 degrees Fahrenheit and are frequently accompanied by light to gusty south winds. The relative humidity during summer months ranges from 2-30 millimeters Hg, which is considered arid. The arid condition dries vegetation to a point at which it is exceedingly combustible and easily ignited.

Section 315.4.3 limits the size of combustible pallet storage to assist in fire ground operations. By reducing the fuel load, fire spread is limited, especially during the summer months where weather conditions increase the flammability of pallets.

Sections 503.2.3, 503.2.4, 503.2.7, and 503.2.8 determine road characteristics that ensure emergency response vehicles have access in all weather conditions. These features are critical when large storm events produce localized flooding or otherwise impact road conditions.

Buildings located in portions of the city where combustible vegetation is present, are at an increased risk of fire. The need for reduced fire area due to climatic conditions within Yolo County warrants a lower sprinkler threshold. Sections 901.6.3, 903.2.20, 903.2.20.1, 903.4.1, 905.3.1, and 913.7 are amended to address these specific issues by requiring sprinkler and associated systems in buildings that are greater than 4000 sq. ft. in total floor area. A lower threshold for sprinklers and associated systems will provide more buildings with protection reducing property loss and personal injury.

Section 5003.1.5 has been amended to restrict the quantities of hazardous materials stored in residentially zoned areas. Summertime temperatures from 70 to 112 degrees Fahrenheit are frequently accompanied by light to gusty south winds leading to potentially dangerous fire conditions. The limited amount of hazardous materials stored in residentially zoned areas reduces risk.

Section 5003.1.6 has been amended to require vehicles containing hazardous materials in amounts that require placarding to not be left unattended in certain zoned areas. Summertime temperatures from 70 to 112 degrees Fahrenheit are frequently accompanied by light to gusty south winds leading to potentially dangerous fire conditions. The limited amount of hazardous materials stored in residentially zoned areas reduces risk.

Sections 5610 and 5611 limit the storage and transportation of explosives within the city. Summertime temperatures from 70 to 112 degrees Fahrenheit are frequently accompanied by light to gusty south winds leading to potentially dangerous fire conditions. The limited amount of explosive material stored within the city reduces risk.

Section 5704.2.9.6.1 limits the storage of flammable and combustible liquids in residentially zoned areas. Summertime temperatures from 70 to 112 degrees Fahrenheit are frequently accompanied by light to gusty south winds leading to potentially dangerous fire conditions. The limited amount of flammable and combustible liquids stored in residentially zoned areas reduces risk.

Section 6104.2 limits the maximum size of liquefied petroleum gas containers to 500 gallons in certain zoned areas. Summertime temperatures from 70 to 112 degrees Fahrenheit are frequently accompanied by light to gusty south winds leading to potentially dangerous fire conditions. The limited amount of liquefied petroleum gas stored in residentially zoned areas reduces risk.

Section 6106.4 requires fuel transfers to be conducted by a qualified attendant. The city has several fuel transfer facilities located within its geographical boundaries. Summertime temperatures from 70 to 112 degrees Fahrenheit are frequently accompanied by light to gusty south winds leading to potentially dangerous fire conditions. Requiring qualified personnel to attend fuel transfers reduces risk.

2. Topographical

California Fire Code Sections 505.1.1, 505.1.2, B105.2, C102.2, C104.2.

Topographical features within and surrounding the city increase emergency response time. These features include open space, agriculture, bridges, drainage canals, freeways, railroad tracks, and large industrial facilities. Other topographical features include the Sacramento River, the Yolo Flood By-Pass, and the deep water ship channel. These features require traffic to be either routed around or delayed depending on the topographical feature. Traffic delays caused by railway crossings can be several minutes in length increasing emergency response times. Heavy traffic congestion on city streets acts as a barrier to timely response for fire and emergency vehicles.

Sections 505.1.1 and 505.1.2 have been amended to address the location and visibility of addressing on new and existing buildings. Visible addressing reduces emergency response times for fire and rescue personnel. The ability to quickly locate the proper address is critical when topographical features such as agriculture, bridges, drainage canals, freeways, railroad tracks, and large industrial facilities may delay emergency response personnel.

Sections B105.2, C102.2, and C104.2 have been amended to ensure an adequate water supply is available when topographical features such as agriculture, bridges, drainage canals, freeways, railroad tracks, and large industrial facilities may delay emergency response personnel.

Section 6 Repeal of Ordinance No. 10-15

City of West Sacramento Ordinance Number 10-15 which adopted and amended the 2010 California Building Code and 2010 California Fire Code is hereby repealed in its entirety.

Section 7 Conflict

In the event of a conflict between any administrative provision of the California Fire Code and any provision of the Municipal Code, the latter shall govern.

Section 8 Filing of Ordinance

The City Clerk is hereby directed to file a copy of this ordinance with the California Building Standards Commission.

Section 9 Severability Clause

If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance for any reason shall be held to be invalid or unconstitutional, the decision shall not affect the remaining portions of the Ordinance. The Council of the city of West Sacramento hereby declares that it would have passed this Ordinance and each article, section, subsection, paragraph, sentence, clause or phrase which is a part thereof, irrespective of the fact that any one or more articles, sections, subsections, paragraphs, sentences, clauses or phrases are declared to be invalid or unconstitutional.

Section 10 Effective Date and Publication

This ordinance shall take effect upon the latter of (1) 30 days after adoption or (2) January 1, 2014, and pursuant to Resolution 99-46, this ordinance shall be published in summary format prior to adoption and within fifteen (15) days after its adoption in a newspaper of general circulation published and circulated in the City of West Sacramento.

PASSED AND ADOPTED by the City Council of the city of West Sacramento this 11th day of December, 2013, by the following vote:

AYES:
NOES:
ABSENT:

Christopher L. Cabaldon, Mayor

ATTEST:

Approved as to form:

Kryss Rankin
City Clerk

Jeffrey Mitchell
City Attorney

X
Codify

Uncodify

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Yolo

625 Court #801

Woodland, CA 95695

From: (Public Agency): City of West Sacramento
1110 West Capitol Avenue - Community Development
West Sacramento, CA 95691

(Address)

Project Title: 2013 California Building Code Adoption with Amendments

Project Applicant: City of West Sacramento

Project Location - Specific:

Citywide

Project Location - City: West Sacramento Project Location - County: Yolo

Description of Nature, Purpose and Beneficiaries of Project:

Adoption of the 2013 California Building Code, Title 24 and Chapter 15 of the Municipal Code.

Name of Public Agency Approving Project: City of West Sacramento

Name of Person or Agency Carrying Out Project: Randall P. Goodwin

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: 15305
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The proposed code amendments constitute minor alterations in land use limitations that will not have a significant impact on the environment.

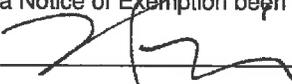
Lead Agency

Contact Person: Randall P. Goodwin Area Code/Telephone/Extension: (916) 617-4683

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 12/5/2013 Title: Building Official

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

ORDINANCE 13-7

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST SACRAMENTO AMENDING CHAPTER 15.12 AND REPEALING AND RE-ENACTING CHAPTER 15.14 OF THE CITY OF WEST SACRAMENTO MUNICIPAL CODE TO ADOPT BY REFERENCE THE 2013 CALIFORNIA BUILDING STANDARDS CODE WITH LOCAL AMENDMENTS

The City Council of the city of West Sacramento does ordain as follows:

Section 1 Purpose

The purpose of this ordinance is to prescribe regulations governing building standards and conditions hazardous to life and property by adopting portions of Title 24 of the California Code of Regulations, as amended herein.

Section 2 Amendment of Chapter 15.12

Chapter 15.12 of the City of West Sacramento Municipal Code is hereby amended to read as follows:

15.12.010 Title.

This chapter shall be known as the West Sacramento Building Code, and may be cited as such, and will be referred to herein as "this code."

15.12.020 Application.

This code shall be the exclusive source of regulations for any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, mechanical, gas, or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, or fire protection equipment installed on any property or used on or within any building.

15.12.030 Conflicts with Other Laws, Rules, Etc.

In the event of any conflict between this code and any state or federal law, rule or regulation, that requirement which establishes the higher standard of safety or accessibility shall govern. Failure to comply with such standard of safety or accessibility shall be a violation of this code.

15.12.040 Adoption of California Building Standards Codes.

The following is hereby adopted by reference and incorporated in this code, except as expressly amended or superseded by the provisions of this chapter:

- A. The 2013 California Administrative Code, Title 24, Part 1, Chapters 4, 5, 8 and 10 only.
- B. The 2013 California Building Code, Title 24, Part 2, Volumes 1 and 2 (Parts 8 and 10 included), of the California Code of Regulations, including the following Chapter and Appendices: Volume 1 of 2, Chapter 1, Scope and Administration; Division I and Division II, as further amended herein, Appendix C (Group U -- Agricultural Buildings), Appendix F (Rodent Proofing), Appendix I (Patio Covers) and Appendix H (Signs).
- C. The 2013 California Residential Code, Title 24, Part 2.5 of the California Code of Regulations.

- D. 2012 International Property Maintenance Code [A] 112.4 is hereby amended to read as follows:

[A] 112.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine as established by resolution of the City Council.

- E. Section 304.1.1 of Chapter 3 of the California Building Code is hereby amended to read as follows:

304.1.1 Unsafe Conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the 2013 California Building Code or the 2013 California Existing Building Code as required for existing buildings:

15.12.070 Amendments to the 2013 California Mechanical Code.

- A. Section 114.1 of Chapter 1, Division II, Part III of the 2013 California Mechanical Code is hereby amended to read as follows:

114.1 General. Fees shall be assessed in accordance with the fee schedule adopted by resolution of the city council.

- B. Section 114.2 of Chapter 1, Division II, Part III of the 2013 California Mechanical Code is hereby repealed in its entirety.

- C. Section 114.3 of Chapter 1, Division II, Part III of the 2013 California Mechanical Code is hereby amended to read as follows:

114.3 Plan review fees. When plans or other data are required to be submitted by Section 112.2, a plan review fee shall be paid at the time of submitting plans and specifications for review. The plan review fees for mechanical work shall be determined and adopted by this jurisdiction.

15.12.080 Amendments to the 2013 California Plumbing Code.

- A. Section 103.4.1 of Chapter 1, Division II of the 2013 California Plumbing Code is hereby amended to read as follows:

103.4 Permit fees. Fees shall be assessed in accordance with the fee schedule adopted by resolution of the city council.

- B. Section 103.4.1 of Chapter 1, Division II of the 2013 California Plumbing Code is hereby amended to read as follows:

103.4.1 Plan review fees. Where a plan or other data is required to be submitted by Section 103.2.1, a plan review fee shall be paid at the time of submitting plans and specifications for review. The plan review fees for plumbing work shall be determined and adopted by this jurisdiction.

15.12.110 Interpretation.

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

15.12.120 Liability.

The provisions of this code shall not be construed as imposing upon the City of West Sacramento any liability or responsibility for damage to persons or property resulting from defective work, nor shall the City of West Sacramento, or any official, employee or agent thereof, be held as assuming any such liability or responsibility by reason of the review or inspection authorized by the provisions of this code of any permits or certificates issued under this code.

Section 3 Repeal and Re-Enactment of Chapter 15.14

Chapter 15.14 of the City of West Sacramento Municipal Code is hereby repealed in its entirety and is hereby re-enacted as follows:

15.14.010 Adoption of California Fire Code.

The 2013 California Fire Code, Title 24, Part 9 of the California Code of Regulations, and appendices Chapter 4, B, BB, C, CC, D, and H are hereby adopted by the City of West Sacramento and incorporated by this reference into the City of West Sacramento Municipal Code, as amended by this Chapter.

15.14.020 Enforcement.

The Fire Code shall be enforced by the Fire Prevention Division of the City of West Sacramento Fire Department under the supervision of the Fire Marshal.

15.14.030 Definitions.

The following definitions are exclusively applicable to Chapter 15.14:

- A. Whenever the words "city," "jurisdiction" or "city or jurisdiction" are used in the California Fire Code, it shall mean the City of West Sacramento.
- B. Whenever the term "chief appointing authority of the jurisdiction" is used in the California Fire Code, it shall mean the City Manager of the City of West Sacramento.
- C. Whenever the term "legal representation of the jurisdiction" is used in the California Fire Code, it shall mean the City Attorney of the City of West Sacramento.
- D. Whenever the term "fire department" is used in the California Fire Code, it shall mean the West Sacramento Fire Department.
- E. Whenever the term "jurisdiction's keeper of records" is used in the California Fire Code, it shall mean the City Clerk of the City of West Sacramento.
- F. Whenever the term "fire code official" is used in the California Fire Code, it shall mean the Fire Chief of the City of West Sacramento.
- G. Whenever the term "governing body" is used in the California Fire Code, it shall mean the City Council of the City of West Sacramento.

15.14.040 Amendments to the California Fire Code.

- A. Section 109.4 of Chapter 1 of the California Fire Code is hereby amended to read as follows:

Section 109.4 Violation penalties. Violations of a provision of this code or the failure to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be a misdemeanor. Each day that prohibited conditions are maintained shall constitute a

separate offense, except as waived by the fire code official. The imposition of any penalty shall not prevent the enforced removal of prohibited conditions or excuse the violation.

B. Section 202 of Chapter 2 of the California Fire Code is hereby amended to add and amend the following definitions:

AREA, RURAL. Are areas within the City of West Sacramento in which adequate and reliable water supply systems for firefighting purposes do not exist or any area beyond a five-minute emergency response time.

BUILDING. Any structure used or intended for supporting or sheltering any use or occupancy, including manufactured homes, mobile homes, and modulars.

C. Section 315.4.3 is hereby added to Chapter 3 of the California Fire Code to read as follows:

Section 315.4.3 Outside storage of pallets and other combustibles. The maximum single pile dimension for outside storage of pallets and other combustibles shall be 25 feet x 100 feet, or 2,500 square feet. Distance of piles to structures shall not be less than 10 feet.

D. Section 503.2.3 of Chapter 5 of the California Fire Code is hereby amended to read as follows:

Section 503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus, shall meet the minimum road specifications as set forth in the latest published edition of the City of West Sacramento Community Development Department Engineering Division Standard Specifications, and shall provide all weather driving capabilities.

E. Section 503.2.4 of Chapter 5 of the California Fire Code is hereby amended to read as follows:

Section 503.2.4 Turning radius. For all turns on public and private roads the minimum inside turning radius shall be 26 feet and the minimum outside turning radius shall be 46 feet.

F. Section 503.2.7 of Chapter 5 of the California Fire Code is hereby amended to read as follows:

Section 503.2.7 Grade. The grade of a fire apparatus access road shall be a maximum of 12 percent.

G. Section 503.2.8 of Chapter 5 of the California Fire Code is hereby amended to read as follows:

Section 503.2.8 Angles of approach and departure. The first ten feet of approach and departure for fire apparatus access roads shall have a maximum grade of 8.5 percent.

H. Section 505.1.1 is hereby added to Chapter 5 of the California Fire Code to read as follows:

Section 505.1.1 Multiple tenant building identification. Required features:

1. Multiple tenant spaces serviced by vehicular access to the rear through any driveway, alleyway, or parking lot shall have approved address numbers, building

numbers or approved building identification placed prior to occupancy on all new and existing buildings as to be plainly visible and legible from the rear access way when deemed necessary by the fire code official.

2. Multiple tenant spaces serviced by rear access through a corridor, exit court, or exit yard shall have approved address numbers, building numbers or approved building identification displayed on the rear of the tenant space, when deemed necessary by the fire code official.
 3. Multiple tenant spaces that front on interior walkways or pedestrian malls shall have approved address numbers, building numbers or approved building identification placed over the entrance door in all new and existing buildings.
 4. An illuminated directory board shall be required at every entrance where deemed necessary by the fire code official.
- I. Section 505.1.2 is hereby added to Chapter 5 of the California Fire Code to read as follows:

Section 505.1.2 Illumination. Addressing shall be illuminated at night in all new buildings. Signs shall be internally or externally illuminated. When the luminance or the face of a sign is from an external source, it shall have an intensity of not less than 5.0 foot-candles. Internally illuminated signs shall provide equivalent luminance.

- J. Section 510.1.1 is hereby added to Chapter 5 of the California Fire Code to read as follows:

Section 510.1.1 Public safety radio building amplification system. All new buildings, all changes in the use of existing buildings, and all buildings with an addition consisting of more than 20 percent of the square footage of the existing building, shall provide adequate public safety radio coverage as required by the West Sacramento Fire Department Radio Standard.

- K. Section 901.6.3 is hereby added to Chapter 9 of the California Fire Code to read as follows:

Section 901.6.3 Residential sprinkler system certification for home resale. All residential occupancies up for resale and equipped with a NFPA 13D sprinkler system or sprinkler system meeting the requirements of the California Residential Code are required to be inspected by qualified personnel; and all necessary repairs shall be completed prior to the closing of escrow.

- L. Section 903.2.20 is hereby added to Chapter 9 of the California Fire Code to read as follows:

Section 903.2.20 Additional automatic fire-extinguishing system requirements. An approved automatic fire-extinguishing system shall be installed in every new building in which the total combined floor area of all floors, including mezzanine levels, exceeds 4,000 square feet (372 m²). Required features:

1. Notwithstanding other provisions of this Code, this rule shall be applied to alterations, additions, and changes of occupancy to all new buildings and buildings in existence as of the effective date of this ordinance.
2. An alteration involving no change in occupancy, use or character of a building in existence as of the effective date of this ordinance, and which does not require an increase in the floor area, total height or number of stories of such existing

building, may be made without bringing the entire building into compliance with this section.

3. No change shall be made in the character or occupancy or use of any building or structure in existence as of the effective date of this ordinance unless the entire building or structure is made to comply with this section.

Section 903.2.20.1 Conditions requiring automatic fire-extinguishing systems. The following conditions will require an automatic sprinkler system to be installed in all occupancies:

1. Any structure or building that is more than two stories above grade plane or where access to the average height of the roof is more than 25 feet above grade for the purpose of fire department access.
2. A structure or building that is located on any property in which any portion of the structure or building is more than 400 feet from a fire hydrant or more than 350 feet from a fire hydrant because of a dead-end condition.
3. Any structure or building that is located on any property which any portion of the structure or building is located more than 150 feet from the nearest fire department access road.

Exceptions:

1. In rural single-family dwellings without fire sprinklers in existence as of the effective date of this ordinance, wherein additions that increase total floor area up to 2,500 square feet, no sprinkler system will be required.
 - 1.1 Patio covers connected to single-family dwellings shall not be counted when determining total floor area for purposes of Section 903.2.20.1.
2. In rural Group U occupancies that do not exceed 1,000 square feet in total floor area, no sprinkler system will be required.
3. In rural Group U occupancies in existence as of the effective date of this ordinance wherein additions that increase the total floor area up to 1,000 square feet and is provided with exterior wall and opening protection as per Tables 601, 602 and 704.8 of the California Building code, no sprinkler system shall be required.
4. Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic fire alarm system and are separated from the remainder of the building by fire barriers consisting of not less than 1-hour fire-resistance-rated walls and 2-hour fire-resistance-rated floor/ceiling assemblies, no sprinkler shall be required.
5. The use of the building in existence as of the effective date of this ordinance may be changed subject to the approval of the building official and the fire code official, and the building may be occupied for use in other groups of occupancies without conforming to all the requirements of this subsection for those groups, provided the new or proposed use is not more hazardous, based on life and fire risk, than the existing use.

M. Section 903.4.1 of Chapter 9 of the California Fire Code is hereby amended to read as follows:

Section 903.4.1 Monitoring. Alarm, supervisory and trouble signals shall be distinctly different and automatically transmitted to an approved central station, remote supervising station or proprietary supervising station as defined in NFPA 72 or, when approved by the fire code official, shall sound an audible signal at a constantly attended location. Required features:

1. All electronic monitoring systems shall operate either through a private central station or by an approved direct lease line.
2. Initiation and/or termination of required system supervision shall result in immediate notification to the Yolo County Communications Agency and the West Sacramento Fire Department.
3. If shorts, failures, false signals, or other interruptions of service occur within a private building alarm system connected to a central station or an alarm headquarters, the fire chief may order the system disconnected until repaired. A false alarm may also be assessed against the responsible party.
4. All electronic monitoring systems shall be designed and installed in accordance with recognized standards and as approved by the fire code official.

Exceptions:

1. Underground key or hub valves in roadway boxes provided by the municipality or public utility are not required to be monitored.
2. Backflow prevention device test valves located in limited area sprinkler system supply piping shall be locked in the open position. In occupancies required to be equipped with a fire alarm system, the backflow valves shall be electrically supervised by a tamper switch installed in accordance with NFPA 72 and separately annunciated.

N. Section 905.3.1 of Chapter 9 of the California Fire Code is hereby amended to read as follows:

Section 905.3.1 Height. A standpipe system shall be installed in buildings throughout at each floor where any of the following occur:

1. Buildings where the floor level of the highest story is located more than 30 feet (9,144mm) above the lowest level of fire department vehicle access.
2. Buildings that are more than two stories in height.
3. Buildings where the floor level of the lowest story is located more than 30 feet (9,144mm) below the highest level of fire department vehicle access.
4. Buildings that are two or more stories below the highest level of fire department vehicle access.
5. No portion of any building shall be more than 150 feet (45,720 mm) from a fire department vehicle access point or an approved standpipe system without the approval of the fire code official.

Exceptions:

1. Class I standpipes are allowed in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.

2. Class I manual standpipes are allowed in open parking garages where the highest floor is located not more than 150 feet (45,720mm) above the lowest level of fire department vehicle access.
3. Class I manual dry standpipes are allowed in open parking garages that are subject to freezing temperatures, provided that the hose connections are located as required for Class II standpipes in accordance with section 905.5.
4. Class I standpipes are allowed in basements equipped throughout with an automatic sprinkler system.
5. In determining the lowest level of fire department vehicle access, it shall not be required to consider:

5.1 Recessed loading docks for four vehicles or less, and

5.2 Conditions where topography makes access from the fire department vehicle to the building impractical or impossible.

- O. Section 913.6 is hereby added to Chapter 9 of the California Fire Code to read as follows:

Section 913.7 Fire pumps. Required features:

1. When required by the fire code official, fire pumps shall be automatic.
2. Fire pumps used for ESFR systems shall be powered by a diesel engine.
3. Fire pumps shall serve a maximum of 1 building. At the discretion of the fire code official, a single pump may serve up to 3 buildings with a master fire pump agreement.

- P. Section 5001.5.3 is hereby added to Chapter 50 of the California Fire Code to read as follows:

Section 5001.5.3 Hazardous materials inventory fee. Permitted facilities in which hazardous materials are stored, used or handled are subject to the annual Hazardous Materials Inventory Fee, as prescribed by resolution of the City Council.

- Q. Section 5003.1.5 is hereby added to Chapter 50 of the California Fire Code to read as follows:

Section 5003.1.5 Residential quantity limits. Quantities of hazardous materials in Group R occupancies shall not exceed 5 gallons for inside storage and 10 gallons for outside storage.

- R. Section 5003.1.6 is hereby added to Chapter 50 of the California Fire Code to read as follows:

Section 5003.1.6 Parking and garaging. Vehicles containing hazardous materials in amounts that require placards under state or federal law and possessing the physical hazards listed in Section 2701.2.2 et seq. shall not be left unattended at any time on any residential street or within 500 feet of any residential area, apartment or hotel complex, educational, hospital or care facility; or at any place that would, in the opinion of the fire chief, present a life or safety hazard.

S. Section 5610 is hereby added to Chapter 56 of the California Fire Code to read as follows:

Section 5610 Prohibited and limited acts. The storage of explosives and blasting agents is prohibited within the City of West Sacramento. This prohibition shall not apply to the temporary storage of explosives and blasting agents for use in connection with approved blasting operations, wholesale and retail stocks of small arms ammunition, explosive bolts, explosive rivets or cartridges for explosive actuated power tools in quantities involving less than 500 pounds of explosive material. For purposes of Health & Safety Code Section 12007, the fire code official shall be the "issuing authority" and shall be responsible for enforcement.

T. Section 5611 is hereby added to Chapter 56 of the California Fire Code to read as follows:

Section 5611 Explosives and blasting agents at terminals. Shipments of explosives or blasting agents through or within the City West Sacramento shall be transported as expeditiously as possible. Explosives and blasting agents may not be maintained in terminals for more than twenty-four hours (24), including Sundays and holidays. Explosive and blasting agents may not be stored in terminals adjacent to areas zoned RRA, R-1-A, R-1-B, R-2, R-3, and R-4 for not more than two (2) hours.

U. Section 5704.2.9.6.1 of Chapter 57 of the California Fire Code is hereby amended to read as follows:

Section 5704.2.9.6.1 Locations where aboveground tanks are prohibited. Storage of Class I, Class II, and Class III liquids in aboveground tanks is prohibited in the following zoned areas: RRA, R-1-A, R 1 B, R-2, R 3, R-4, C-1, C-2, C-H, C-W, C-3, P-O, CBD, and WF.

V. Section 6104.2 of Chapter 61 of the California Fire Code is hereby amended to read as follows:

Section 6104.2 Maximum capacity within established limits. Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed a water capacity of 500 gallons (1,893 L) in the following zoned areas in the City of West Sacramento: RE, RRA, R-1-A, R-1-B, R 2, R-3, R-4, C-1, C-2, C-H, C-W, C-3, P-0, CBD, and WF, and those areas that are heavily populated or congested and as required by provisions of the City's zoning ordinances.

Exception: In particular installations, this capacity limit shall be determined by the fire code official, after consideration of special features such as topographical conditions, nature of occupancy, and proximity to buildings, capacity of proposed containers, degree of fire protection to be provided and capabilities of the local fire department.

W. Section 6106.4 is hereby added to Chapter 61 of the California Fire Code to read as follows:

Section 6106.4 Tank vehicle, tank car, and pipelines. A qualified attendant shall be present at all times while a tank vehicle or tank car is discharging cargo. Whenever practicable, the tank vehicle or tank car shall be positioned so that the operating controls and the discharging end of the hose or hoses are both in view of the attendant.

X. Section B105.2 Appendix B of the California Fire Code is hereby 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.

Exceptions:

1. A reduction in required fire-flow of up to 50 percent, as approved, is allowed when the building is provided with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (5678 L/min) for the prescribed duration as specified in Table B105.1.
2. Group B, S-2 and U occupancies having a floor area not exceeding 1,000 square feet (93 square meters), primarily constructed of noncombustible exterior walls with wood or steel roof framing, having a Class A roof assembly, with uses limited to the following or similar uses:
 - 2.1. California State Parks buildings of an accessory nature (restrooms).
 - 2.2. Safety roadside rest areas, (SRRA), public restrooms.
 - 2.3. Truck inspection facilities, (TIF), CHP office space and vehicle inspection bays.
 - 2.4. Sand/salt storage buildings, storage of sand and salt.

Y. Section C102.2 is hereby added to Appendix C of the California Fire Code to read as follows:

Section C102.2 Hydrants on both sides of street. Hydrants shall be required on both sides of the street as set forth in the latest published edition of the City of West Sacramento Community Development Department Engineering Division Standard Specifications whenever one or more of the following conditions exist:

1. Streets that have median center dividers that make access to hydrants difficult, cause a time delay in fire response, or creates an undue hazard.
2. There are four (4) or more lanes of traffic.
3. Street width greater than 88 feet from the back of sidewalk.

Z. Section C104.2 of Appendix C of the California Fire Code is hereby amended to read as follows:

Section C104.2 Existing fire hydrants. Required Features:

1. Existing single outlet 2.5 inch hydrants shall be changed to an approved City standard hydrant, as set forth in the latest published edition of the City of West Sacramento Community Development Department Engineering Division Standard Specifications when a tentative subdivision or parcel map, merge of lots, change of use of an existing building, expansion of an existing structure or new construction increases the required fire flow.
2. Existing single outlet 2.5 inch hydrants located adjacent to project frontage on any city right of way shall be changed to an approved city standard hydrant, as set forth in the latest published edition of the City of West Sacramento Community Development Department Engineering Division Standard Specifications.

3. Existing single outlet 2.5 inch hydrants serving new development or construction shall be changed to an approved city standard hydrant, as set forth in the latest published edition of the City of West Sacramento Community Development Department Engineering Division Standard Specifications.
4. Where water main improvements are required to meet fire flow and the existing water main has a single 2.5 inch outlet fire hydrant, an upgrade of hydrants will be required.
5. Existing hydrants in conflict with new right of way improvements shall be moved to an approved location at no cost to the City of West Sacramento.

15.14.050 High-Rise Structures.

In addition to the authority granted to the fire chief by the California Fire Code as adopted and amended by the City, the fire chief shall have the discretion to require any condition or issue any order necessary for life safety or fire protection with respect to any high-rise building constructed within the City of West Sacramento.

Section 4 Amendments of Title 19 Nuisance Abatement Code

- A. Chapter 19.00 Purpose and Administration, Article III Definitions. 19.00.010 Definitions. Delete in its entirety the following:

"Combustible materials" means materials which are readily ignitable, free burning, or which will ignite through contact with flames of ordinary temperatures and includes combustible decorative materials, combustible fibers, combustible liquids and combustible waste material as those terms are defined in the International Fire Code as adopted by the city.

"Dwelling" means any building or portion thereof which contains more than two dwelling units, sleeping and eating areas, and sanitation as required by the International Building Code. Dwellings do not include vehicles, travel trailers, recreational vehicles, watercraft or similar conveyances.

"Dwelling Unit" means any building or portion thereof which contains living facilities, including provisions for sleeping eating, cooking and sanitation as required by the International Building Code, for not more than one family, or a congregate residence for ten or fewer persons.

- B. 19.00.005 Continuity of Title 19 Nuisance Abatement Code is hereby amended to read as follows:

"Combustible materials" means materials which are readily ignitable, free burning, or which will ignite through contact with flames of ordinary temperatures and includes combustible decorative materials, combustible dust, combustible fibers, and combustible liquids as those terms are defined in the California Fire Code as adopted by the city.

"Dwelling" means a building which contains more than two dwelling units used, intended or designed to be used, rented, leased, let or hired out to be occupied for living purposes as defined by the California Fire Code. Dwellings do not include vehicles, travel trailers, recreational vehicles, watercraft or similar conveyances.

"Dwelling Unit" means a single unit providing complete, independent living facilities for one or more person, including permanent provisions for living, sleeping eating, cooking and sanitation as defined by the California Fire Code.

C. 19.05.001 Unlawful public nuisances declared. Title 19 Nuisance Abatement Code is hereby amended to read as follows:

T. Any condition constituting an unsafe structure and equipment under Section 116 of the California Building Code for the abatement of unsafe structures and equipment as adopted by the city.

Section 5 Findings

The City Council of the City of West Sacramento finds and declares that the additions, modifications, and changes made to these codes are either expressly left to the authority having jurisdiction or necessary for the protection of the public health, safety, and welfare due to climatic, geological, or topographical conditions. These amendments are authorized under Health & Safety Code Section 17958 and are identified as follows:

California Building Code Section 109, California Mechanical Code Sections 114.1, 114.3 and California Plumbing Code Section 103.4.1 amendments are necessary for administrative clarification, and do not modify a Building Standard pursuant to California Health and Safety Code Sections 17958, 17958.5, and 17958.7. These amendments establish administrative standards for the effective enforcement of building standards throughout the City of West Sacramento.

1. Climatic

California Fire Code Sections 315.4.3, 503.2.3, 503.2.4, 503.2.7, 503.2.8, 901.6.3, 903.2.20, 903.2.20.1, 903.4.1, 905.3.1, 913.7, 5003.1.5, 5003.1.6, 5610, 5611, 5704.2.9.6.1, 6104.2, 6106.4.

Average yearly rainfall for the city is approximately 18 inches. This rainfall normally occurs from October to April. Low-level fog (tulle-fog) is present throughout the winter months reducing roadway visibility. This reduced visibility increases emergency response times. The city is surrounded by levees and multiple water sources. During large storm events the capacity of the city's underground storm water drainage system is exceeded in some areas. The resulting localized flooding and road closures increase emergency response times.

During the summer months, there is generally no measurable precipitation. Temperatures for this dry period range from 70 to 112 degrees Fahrenheit and are frequently accompanied by light to gusty south winds. The relative humidity during summer months ranges from 2-30 millimeters Hg, which is considered arid. The arid condition dries vegetation to a point at which it is exceedingly combustible and easily ignited.

Section 315.4.3 limits the size of combustible pallet storage to assist in fire ground operations. By reducing the fuel load, fire spread is limited, especially during the summer months where weather conditions increase the flammability of pallets.

Sections 503.2.3, 503.2.4, 503.2.7, and 503.2.8 determine road characteristics that ensure emergency response vehicles have access in all weather conditions. These features are critical when large storm events produce localized flooding or otherwise impact road conditions.

Buildings located in portions of the city where combustible vegetation is present, are at an increased risk of fire. The need for reduced fire area due to climatic conditions within Yolo County warrants a lower sprinkler threshold. Sections 901.6.3, 903.2.20, 903.2.20.1, 903.4.1, 905.3.1, and 913.7 are amended to address these specific issues by requiring sprinkler and associated systems in buildings that are greater than 4000 sq. ft. in total floor area. A lower threshold for sprinklers and associated systems will provide more buildings with protection reducing property loss and personal injury.

Section 5003.1.5 has been amended to restrict the quantities of hazardous materials stored in residentially zoned areas. Summertime temperatures from 70 to 112 degrees Fahrenheit are frequently accompanied by light to gusty south winds leading to potentially dangerous fire conditions. The limited amount of hazardous materials stored in residentially zoned areas reduces risk.

Section 5003.1.6 has been amended to require vehicles containing hazardous materials in amounts that require placarding to not be left unattended in certain zoned areas. Summertime temperatures from 70 to 112 degrees Fahrenheit are frequently accompanied by light to gusty south winds leading to potentially dangerous fire conditions. The limited amount of hazardous materials stored in residentially zoned areas reduces risk.

Sections 5610 and 5611 limit the storage and transportation of explosives within the city. Summertime temperatures from 70 to 112 degrees Fahrenheit are frequently accompanied by light to gusty south winds leading to potentially dangerous fire conditions. The limited amount of explosive material stored within the city reduces risk.

Section 5704.2.9.6.1 limits the storage of flammable and combustible liquids in residentially zoned areas. Summertime temperatures from 70 to 112 degrees Fahrenheit are frequently accompanied by light to gusty south winds leading to potentially dangerous fire conditions. The limited amount of flammable and combustible liquids stored in residentially zoned areas reduces risk.

Section 6104.2 limits the maximum size of liquefied petroleum gas containers to 500 gallons in certain zoned areas. Summertime temperatures from 70 to 112 degrees Fahrenheit are frequently accompanied by light to gusty south winds leading to potentially dangerous fire conditions. The limited amount of liquefied petroleum gas stored in residentially zoned areas reduces risk.

Section 6106.4 requires fuel transfers to be conducted by a qualified attendant. The city has several fuel transfer facilities located within its geographical boundaries. Summertime temperatures from 70 to 112 degrees Fahrenheit are frequently accompanied by light to gusty south winds leading to potentially dangerous fire conditions. Requiring qualified personnel to attend fuel transfers reduces risk.

2. Topographical

California Fire Code Sections 505.1.1, 505.1.2, B105.2, C102.2, C104.2.

Topographical features within and surrounding the city increase emergency response time. These features include open space, agriculture, bridges, drainage canals, freeways, railroad tracks, and large industrial facilities. Other topographical features include the Sacramento River, the Yolo Flood By-Pass, and the deep water ship channel. These features require traffic to be either routed around or delayed depending on the topographical feature. Traffic delays caused by railway crossings can be several minutes in length increasing emergency response times. Heavy traffic congestion on city streets acts as a barrier to timely response for fire and emergency vehicles.

Sections 505.1.1 and 505.1.2 have been amended to address the location and visibility of addressing on new and existing buildings. Visible addressing reduces emergency response times for fire and rescue personnel. The ability to quickly locate the proper address is critical when topographical features such as agriculture, bridges, drainage canals, freeways, railroad tracks, and large industrial facilities may delay emergency response personnel.

Sections B105.2, C102.2, and C104.2 have been amended to ensure an adequate water supply is available when topographical features such as agriculture, bridges, drainage canals, freeways, railroad tracks, and large industrial facilities may delay emergency response personnel.

Section 6 Repeal of Ordinance No. 10-15

City of West Sacramento Ordinance Number 10-15 which adopted and amended the 2010 California Building Code and 2010 California Fire Code is hereby repealed in its entirety.

Section 7 Conflict

In the event of a conflict between any administrative provision of the California Fire Code and any provision of the Municipal Code, the latter shall govern.

Section 8 Filing of Ordinance

The City Clerk is hereby directed to file a copy of this ordinance with the California Building Standards Commission.

Section 9 Severability Clause

If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance for any reason shall be held to be invalid or unconstitutional, the decision shall not affect the remaining portions of the Ordinance. The Council of the city of West Sacramento hereby declares that it would have passed this Ordinance and each article, section, subsection, paragraph, sentence, clause or phrase which is a part thereof, irrespective of the fact that any one or more articles, sections, subsections, paragraphs, sentences, clauses or phrases are declared to be invalid or unconstitutional.

Section 10 Effective Date and Publication

This ordinance shall take effect upon the latter of (1) 30 days after adoption or (2) January 1, 2014, and pursuant to Resolution 99-46, this ordinance shall be published in summary format prior to adoption and within fifteen (15) days after its adoption in a newspaper of general circulation published and circulated in the City of West Sacramento.

PASSED AND ADOPTED by the City Council of the city of West Sacramento this 11th day of December, 2013, by the following vote:

AYES: Johannessen, Ledesma, Villegas, Cabaldon.

NOES: None

ABSENT: Kristoff.



Christopher L. Cabaldon, Mayor

ATTEST:



Kryss Hankin
City Clerk

Approved as to form:



Jeffrey Mitchell
City Attorney

X
Codify

Uncodify

I, Kryss Rankin, City Clerk of the City of West Sacramento, do hereby certify that the foregoing ordinance was introduced at a meeting of the City Council held on November 20, 2013 and was adopted at a meeting held on December 11, 2013, by the vote noted below. This ordinance has been published in accordance with the Government Code requirement.

AYES: Johannessen, Ledesma, Villegas, Cabaldon

NOES: None.

ABSENT: Kristoff

ABSTAIN: None.



Kryss Rankin, City Clerk