

ORDINANCE NO. 727

1
2 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
3 CALISTOGA REPEALING CALISTOGA MUNICIPAL CODE CHAPTERS
4 15.01 GENERAL PROVISIONS, 15.04 ADMINISTRATIVE CODE, 15.08
5 CALIFORNIA BUILDING CODE, 15.12 CALIFORNIA RESIDENTIAL
6 CODE, 15.16 CALIFORNIA ELECTRICAL CODE, 15.20 CALIFORNIA
7 MECHANICAL CODE, 15.24 CALIFORNIA PLUMBING CODE, 15.28
8 CALIFORNIA ENERGY CODE, 15.32 CALIFORNIA HISTORICAL
9 BUILDING CODE, 15.36 CALIFORNIA FIRE CODE, 15.40 CALIFORNIA
10 EXISTING BUILDING CODE, 15.44 CALIFORNIA GREEN BUILDING
11 STANDARDS AND 15.48 CALIFORNIA REFERENCE STANDARDS OF
12 TITLE 15, CALIFORNIA BUILDING STANDARDS, AND ADOPTING
13 THE 2016 CALIFORNIA BUILDING STANDARDS CODE, TITLE 24, AS
14 ADOPTED BY THE CALIFORNIA STATE BUILDING STANDARDS
15 COMMISSION, WITH LOCAL AMENDMENTS

16 **WHEREAS**, the International Code Council publishes model codes that provide
17 jurisdictions such as the City of Calistoga with a complete set of model building-related
18 regulations for adoption. These model codes are updated approximately every three
19 years to reflect the development of improved building construction techniques;

20 **WHEREAS**, on April 19, 2016, the California Building Standards Commission
21 completed the adoption and approval of the California Building Standards Codes,
22 commonly referred to as Title 24 of the California Code of Regulations, which are based
23 on these model codes;

24 **WHEREAS**, use of the most up-to-date codes is necessary and proper to ensure
25 uniformity in the implementation of building regulations for new construction, alterations,
26 repairs, demolition, maintenance, and use of any building or structure in the City of
27 Calistoga; and

28 **WHEREAS**, the City's codes were last adopted on December 3, 2013, when the
29 City Council approved Ordinance No. 695 adopting the 2013 California Building
30 Standards Code and related family of codes;

31 **WHEREAS**, pursuant to Section 17958 of the California Health and Safety Code,
32 the governing body of the City of Calistoga, in its ordinance adopting the State Building
33 Standards Code and uniform industry codes, may establish amendments which are
34 more restrictive in nature than those regulations adopted by the State, and the City
35 Council, based on materials presented and recommendations of the Building Official,
36 Fire Chief, Planning and Building Director and the Calistoga Building Standards
37 Advisory and Appeals Board, finds that it is necessary to make modifications to the
38 California Building Standards Code and to adopt or not adopt certain State Code
39 appendices in order to best protect the health, safety and welfare of the citizens of
40 Calistoga, based on local climatic, geographical and/or topographical conditions. As
41 such, the City Council finds that the following local conditions exist:

42 Climate - The city, on average, experiences an approximate annual rainfall of 38
43 inches. During the winter months, the city may experience periods of heavy rain,

44 which causes local flooding and erosion, and contributes to slope instability.
45 Winter storms are often accompanied by high winds, which uproot trees and
46 damage power lines. The city also experiences periodic days of heavy fog, which
47 can delay the response time for fire-fighting apparatus, and prevent the early
48 discovery of structure fires.

49 Wind is a factor in the spread of fire in that burning embers are carried to
50 adjacent exposed areas. Calistoga has a characteristic southerly wind, which
51 originates from the San Francisco Bay and becomes a factor in the control of
52 fires. Further, in the dry season, Calistoga experiences an occasional north wind
53 of significant velocity, which is recognized by fire officials to be a significant
54 concern with regard to fire spread.

55 During the dry period, temperatures can exceed 100 degrees. These
56 temperatures are often accompanied by low humidity, creating an extremely-
57 hazardous fire condition. With development spreading into Calistoga's brush-
58 covered foothill areas, wind-driven fires can have severe consequences, as has
59 been demonstrated on several occasions throughout the state.

60 Geographical - The city is susceptible to seismic hazards resulting from
61 movement along several known faults. The most serious direct earthquake
62 hazard threat is from the damage or collapse of buildings and other structures
63 due to ground movement. In addition to damage caused by earthquakes, there is
64 a possibility of earthquake-induced landslides. Fire is often the major form of
65 damage resulting from earthquakes. Most earthquake-induced fires start
66 because of damage to gas lines, power lines or heat producing appliances. Such
67 fires expose residential and other development within the city to an increased risk
68 of conflagration. In addition, unstable slopes have been identified in the city,
69 which present a significant potential for landslides. In the event of a major
70 earthquake or landslide, many areas of the city may not be accessible to
71 emergency equipment and, if bridges or roads are damaged, the city may be
72 isolated from outside assistance. Several areas within the city offer poor access
73 for the delivery of public safety services because of the severity of slopes and the
74 existence of natural barriers such as the Napa River and its tributaries such as
75 Garnett Creek and Cyrus Creek.

76 Topographical - The city's borders include hilly terrain adjacent to the southwest
77 portions of the city. The roadways in these hills are designed around the lay of
78 the land and consequently are narrow, winding and steep access ways. The
79 grades of these roadways sometimes exceed 25% and road widths of less than
80 12 feet are not uncommon. The Napa River and other small waterways run
81 directly through the city and could impact emergency response during disasters.
82 The water supply within the city is directly affected by the topographical layout.
83 The water distribution system consists of pressure zones, which carry water by
84 gravity from various reservoirs. Water flow within the city can vary from less than
85 100 gallons per minute to flows in excess of 1,000 gallons per minute. This wide
86 variation causes major problems to development as well as to fire suppression
87 efforts. The hilly terrain contributes to drainage, erosion and slope instability
88 problems for some development.

- 127 15.32 Historical Building Code
- 128 15.36 Fire Code
- 129 15.40 Existing Building Code
- 130 15.44 Green Building Standards Code
- 131 15.46 Seismic Retrofit Regulations
- 132 15.48 Referenced Standards
- 133 15.50 Building Standards Advisory and Appeals Board
- 134 15.52 Violations

135 **Chapter 15.01**

136 **GENERAL PROVISIONS**

137 **Sections:**

- 138 15.01.010 Scope
- 139 15.01.020 Building Division

140 **15.01.010 Scope**

141 The provisions of this chapter shall apply to all buildings and structures located in the
142 city.

143 **15.01.020 Building Division**

144 A. There is established a Building Division for the City to perform technical plan
145 checks, building inspections, code enforcement, mobile home inspection and cross
146 connection control services; and to enforce state-mandated codes related to
147 construction.

148 B. The Building Official thereof shall supervise and have charge of all permit
149 issuance and inspections of work relating to and the enforcement of the construction
150 regulations adopted in this title.

151 **Chapter 15.04**

152 **ADMINISTRATIVE CODE**

153 **15.04.010 Administrative Code**

154 Adoption of California Code of Regulations Title 24, Part 1: California Administrative
155 Code. 2016 Edition, as published by the California Building Standards Commission is
156 adopted and made a part of this Title by reference.

157 **Chapter 15.08**

158 **BUILDING CODE**

159 **Sections:**

- 160 15.08.010 Building Code.
- 161 15.08.020 Amendments.

162 **15.08.010 Building Code**

163 For the purpose of establishing proper regulations for building construction,
164 the California Code of Regulations Title 24 Part 2 Volumes 1 and 2 and the current

165 edition of the International Building Code, the 2015 Edition Volumes 1 and 2 thereof as
166 published by the International Code Council, are adopted with the following
167 amendments and made a part of this Title by reference.

168 **15.08.020 Amendments**

169 The California Building Code is amended as follows, where wording additions are
170 denoted by underlining and deletions are noted by strikeout. Other amendments are
171 noted in italics.

172 **A. Part 1 – Scope and Application**

173 ***California Building Code Section 105.2 is amended as follows:***

174 **Section 105.2 Building (1)** One-story detached accessory buildings used as tool
175 and storage sheds, playhouses, and similar uses, provided the floor area does
176 not exceed 120 square feet, (11.15 m²). The height of a one story detached
177 accessory building shall not exceed 12 feet at any point or as specified by
178 Calistoga Municipal Code Title 17, Zoning.

179 **Section 105.2 Building (9)** Platforms, sidewalks, and driveways not more than
180 30 inches (762 mm) above adjacent grade, not over any basement or story below
181 and are not part of an accessible route.

182 **Part 2 – Administration and Enforcement**

183 ***California Building Code Section 109.4 is amended as follows:***

184 **Section 109.4 Work commencing before permit issuance.** Any person who
185 commences any work on a building, structure, electrical, gas, mechanical or
186 plumbing system before obtaining the necessary permits shall be subject to a fee
187 establish by the building official that shall be in addition to the required permit
188 fees. An investigation fee, in addition to the permit fee, shall be collected
189 whether or not a permit is then or subsequently issued. The investigation fee
190 shall be at least equal to and not to exceed five time the permit fee required by
191 this code. The minimum investigation fee has been set forth in the fee schedule
192 adopted by this jurisdiction. The payment of such investigation fee shall not
193 exempt any person from compliance with all other provisions of this code nor
194 from any penalty prescribed by law.

195 ***California Building Code Section 109.7 is added as follows:***

196 **Section 109.7 Re-inspections.** A re-inspection fee may be assessed for each
197 inspection or re-inspection when such portion of work for which inspection is
198 called is not complete or when corrections called for are not made. This section
199 is not to be interpreted as requiring re-inspection fees the first time a job is
200 rejected for failure to comply with the requirements of this code, but as controlling
201 the practice of calling for inspections before the job is ready for such inspection
202 or re-inspection. Re-inspection fees may be assessed when the inspection
203 record card is not posted or otherwise available on the work site, the approved
204 plans are not readily available to the inspector, for failure to provide access on
205 the date for which inspection is requested, or for deviations from plans requiring
206 the approval of the building official. To obtain a re-inspection, the applicant shall

207 file an application therefore in writing on a form furnished for that purpose and
208 pay the re-inspection fee in accordance with Table 1 or as set forth in the fee
209 schedule adopted by the jurisdiction. In instances where re-inspection fees have
210 been assessed, no additional inspection of the work will be performed until the
211 required fees have been paid.

212 ***California Building Code Section 109.8 is added as follows:***

213 **Section 109.8 Violation penalties.** Any person who violates a provision of this
214 code or fails to comply with any of the requirements thereof or who erects,
215 constructs, alters or repairs a building or structure in violation of the approved
216 construction documents or directive of the building official, or of a permit or
217 certificate issued under the provisions of this code, shall be subject to penalties
218 as prescribed by CMC Chapter 1.08. An investigation fee, in addition to the
219 permit fee, shall be collected whether or not a permit is then or subsequently
220 issued. The investigation fee shall be at least equal to the minimum investigation
221 fee set forth in any adopted fee schedule and shall not exceed five times the
222 permit fee required by this code.. The payment of such investigation fee shall not
223 exempt any person from compliance with all other provisions of this code nor
224 from any penalty prescribed by law.

225 **B. CHAPTER 2 DEFINITIONS**

226 ***The following definitions included in California Building Code Chapter 2 are***
227 ***amended or added:***

228 **MEMBRANE STRUCTURE.** An air-inflated, air-supported, cable or frame-
229 covered structure as defined by the California Building Code and not otherwise
230 defined as a tent or umbrella structure. See Chapter 31 of the California Building
231 Code.

232 **RECREATIONAL FIRE.** An outdoor fire burning materials other than rubbish
233 where the fuel being burned is not contained in an incinerator, portable outdoor
234 fireplace, barbeque grill or barbeque pit for pleasure, religious, ceremonial,
235 cooking, warmth or similar purposes.

236 **TENT.** A structure, enclosure, umbrella structure or shelter with or without
237 sidewalls or drops, constructed of fabric or pliable material supported in any
238 manner except by air or the contents that it protects.

239 **UMBRELLA STRUCTURE.** A structure, enclosure or shelter with or without
240 sidewalls or drops, constructed of fabric or pliable material supported by a central
241 pole. (See "Membrane Structure" and "Tent")

242 **UNWARRANTED ALARM.** The giving, signaling or transition of an alarm
243 notification to a public fire station or emergency communication center when
244 such alarm is the result of a defective condition of an alarm system, system
245 servicing testing, construction activities, ordinary household activities, false alarm
246 or other cause when no such danger exists.

247 **C. CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS**

248 ***California Building Code Section 501.2 is amended as follows:***

249 **501.2 Address identification.** New and existing buildings shall be provided with
250 approved illuminated address identification. The address identification shall be
251 legible and placed in apposition that is visible from the street or road fronting the
252 property. Address identification characters shall contrast with their background.
253 Address numbers shall be Arabic numerals or alphabetic letters. Numbers shall
254 not be spelled out. ~~Each character shall be a minimum of 4 inches (102 mm) high~~
255 ~~with a minimum stroke width of ½ inch (12.7 mm).~~ Character size and stroke
256 shall be in accordance with Section 501.2.1 through 501.2.2. Where required by
257 the fire code official, address identification shall be provided in additional
258 approved locations to facilitate emergency response in accordance with this code
259 and Section 501.3. Where access is by means of a private road and the building
260 cannot be viewed from the public way or when determined by the fire code
261 official, a monument, pole, or other approved ~~illuminated~~ sign or means shall be
262 used to identify the structure. Address identification shall be maintained.

263 ***California Building Code Section 501.2.1 is added as follows:***

264 **501.2.1 Numbers for one- and two- family dwellings.** Each address
265 identification character shall be not less than four (4) inches high with a minimum
266 stroke width of one-half (0.5) inch.

267 ***California Building Code Section 501.2.2 is added as follows:***

268 **501.2.2 Numbers for other than one- and two-family dwellings.** Each
269 address identification character shall be not less than twelve (12) inches high
270 with a minimum stroke width of one (1) inch. Suite and unit directional numbers
271 shall be not less than six (6) inches high with a minimum stroke width of three-
272 quarter (0.75) inch.

273 ***California Building Code Section 501.3 is added as follows:***

274 **501.3 Complex directory.** Where two or more buildings cannot be viewed from
275 the public way or when determined to be necessary by the fire code official, an
276 illuminated complex directory, monument, pole, sign or means approved by the
277 fire code official shall be used to identify the structures at the main entrances to
278 the property.

279 **D. CHAPTER 9 FIRE PROTECTION SYSTEMS**

280 ***California Building Code Section 903.2 is amended to read as follows:***

281 **903.2 Where required.** Approved automatic sprinkler systems in new buildings
282 and structures shall be provided in the locations described in Sections 903.2.1
283 through 903.2.2019.

284 Exceptions:

285 1. Agricultural buildings as approved by the fire code official.

- 286 2. Detached pool houses accessory to Group R-3 not classified as a dwelling
287 unit and not exceeding 1,000 square feet (9.28 m²) in gross floor area within
288 50 feet of the pool and limited to a single bathroom.
- 289 3. Detached non-combustible motor vehicle fuel dispensing canopies.
- 290 4. Detached Group U Occupancies not greater than 1,000 square feet (9.28 m²).

291 ***California Building Code Section 903.2.1 is amended to read as follows:***

292 **903.2.1 Group A.** An automatic sprinkler system shall be provided throughout
293 buildings containing a Group A occupancy.

294 ***California Building Code Sections 903.2.1.1 through 903.2.1.5 are deleted.***

295 ***California Building Code Section 903.2.1.6 is renumbered and amended to***
296 ***read as follows:***

297 **903.2.1.1 Assembly occupancies on roofs.** Where an occupied roof has an
298 assembly occupancy with an occupant load exceeding 100 for Group A-2 and
299 300 for other Group A Occupancies, ~~all floors between the occupied roof and the~~
300 ~~level of exit discharge shall be equipped with an automatic sprinkler system~~ shall
301 be provided throughout the building in accordance with Section 903.3.1.1 or
302 903.3.1.2.

303 ***California Building Code Section 903.2.1.7 is deleted.***

304 ***California Building Code Section 903.2.2 is amended to read as follows:***

305 **903.2.2 Ambulatory care facilities.** An automatic sprinkler system shall be
306 installed throughout buildings containing an ambulatory care facility.

307 ***California Building Code Section 903.2.3 is amended to read as follows:***

308 **903.2.3 Group E.** An automatic sprinkler system shall be installed throughout
309 buildings containing a Group E occupancy. For public school state-funded
310 construction projects see Section 903.2.19.

311 ***California Building Code Section 903.2.4 is amended to read as follows:***

312 **903.2.4 Group F.** An automatic sprinkler system shall be provided throughout
313 buildings containing a Group F occupancy.

314 ***California Building Code Section 903.2.4.1 is deleted.***

315 ***California Building Code Section 903.2.5.3 is amended to read as follows:***

316 **903.2.5.3 Pyroxylin plastics.** An automatic sprinkler system shall be provided
317 ~~in throughout~~ buildings, ~~or portions thereof,~~ where cellulose nitrate film or
318 pyroxylin plastics are manufactured, stored or handled in quantities exceeding
319 100 pounds (45 kg).

320 ***California Building Code Section 903.2.7 is amended to read as follows:***

321 **903.2.7 Group M.** An automatic sprinkler system shall be provided throughout
322 buildings containing a Group M occupancy where gross floor area exceeds 500
323 square feet (46.4 m²).

324 **California Building Code Section 903.2.8.1 is amended to read as follows:**

325 **903.2.8.1 Group R-3.** An automatic sprinkler system installed in accordance
326 with Section 903.3.1.3 shall be ~~permitted in Group R-3 occupancies provided~~
327 throughout all one- and two-family dwellings regardless of square footage in
328 accordance with the California Residential Code.

329 **California Building Code Section 903.2.9 is amended to read as follows:**

330 **903.2.9 Group S.** An automatic sprinkler system shall be provided throughout all
331 buildings containing a Group S occupancy.

332 **California Building Code Sections 903.2.9.1 through 903.2.9.2 are deleted.**

333 **California Building Code Section 903.2.10.1 is deleted.**

334 **California Building Code Section 903.2.11 is amended to read as follows:**

335 **903.2.11 Specific buildings areas and hazards.** In all occupancies other than
336 detached Group U occupancies not greater than 1,000 square feet (928 m²), an
337 automatic sprinkler system shall be installed for building design or hazards in the
338 locations set forth in Sections 903.2.11.1 through 903.2.11.68.

339 **California Building Code Section 903.2.11.3 exceptions #1 and #2 are**
340 **deleted.**

341 **California Building Code Section 903.2.11.7 is added as follows:**

342 **903.2.11.7 Undetermined use design.** Automatic sprinkler systems installed in
343 buildings or structures of undetermined use shall be designed and installed to
344 have a minimum density of .33 gallons per minute per square foot over a
345 minimum design area of 3,000 square feet (278.4 m²).

346 *California Building Code Section 903.2.11.8 is added as follows:*

347 **903.2.11.8 High-piled storage.** An automatic sprinkler system shall be provided
348 throughout as required in California Fire Code Chapter 32 in all buildings where
349 storage is in high-pile or rack storage arrays.

350 **California Building Code Section 903.2.20 is added to read as follows:**

351 **903.2.20 Group B.** An automatic sprinkler system shall be provided throughout
352 all buildings containing a Group B occupancy.

353 **California Building Code Section 903.4.2 is amended to read as follows:**

354 **903.4.2 Alarms.** One exterior approved audible and visual device, located on the
355 exterior of the building in an approved location, shall be connected to each
356 automatic sprinkler system. Such sprinkler water-flow alarm devices shall be
357 activated by water flow equivalent to the flow of a single sprinkler of the smallest
358 orifice size installed in the system. Where a fire alarm system is installed,
359 actuation of the automatic sprinkler system shall actuate the building fire alarm
360 system. ~~Visible alarm notification appliances shall not be required except when~~
361 ~~required by Section 907.~~

362

363 **California Building Code Section 904.12 is amended to read as follows:**

364 **904.12 Commercial cooking systems.** Commercial cooking equipment that
365 produce grease-laden vapors shall be provided with a Type I Hood, in
366 accordance with the California Mechanical Code, NFPA 96, and an automatic fire
367 extinguishing system that is listed and labeled for its intended use as follows:

- 368 1. Wet chemical extinguishing system, complying with UL 300.
- 369 2. Carbon dioxide extinguishing systems.
- 370 3. Automatic fire sprinkler systems.

371 All existing dry chemical and wet chemical extinguishing systems shall comply
372 with UL 300.

373 Exception: Public schools kitchens, without deep-fat fryers, shall be upgraded to
374 a UL 300-compliant system during state-funded modernization projects that are
375 under the jurisdiction of the Division of the State Architect.

376 All systems shall be installed in accordance with the California Mechanical Code,
377 NFPA 96, appropriate adopted standards, their listing and the manufacturer's
378 installation instructions.

379 Exception: Factory-built commercial cooking recirculating systems that are
380 tested, listed, labeled and installed in accordance with UL 710B and ~~listed,~~
381 ~~labeled and installed~~ in accordance with ~~Section 304.1~~ of the California
382 Mechanical Code and NFPA 96.

383 **California Building Code Section 905.3.1 item #2 is amended to read as**
384 **follows:**

385 **905.3.1. #2.** Buildings that are ~~four~~ three or more stories in height.

386 *California Building Code Section 905.9 exception #2 is deleted.*

387 *California Building Code Section 912.2 is amended to read as follows:*

388 **912.2 Location.** With respect to hydrants, driveways, buildings and landscaping,
389 fire department connections shall be so located that fire apparatus and hose
390 connected to supply the system will not obstruct access to the buildings for other
391 fire apparatus. The location of fire department connections shall be within 100
392 feet of a fire hydrant or approved by the fire chief/code official (Also see Section
393 507.5.1.1).

394 **E. SECTION J110 EROSION CONTROL**

395 **California Building Code Appendix J 110.1 is amended to read as follows:**

396 **Appendix J 110.1 - Erosion control and sediment control plans are required for**
397 **the following:**

- 398 (i) Grading operations performed between October 1st and April 15th.
- 399 (ii) Grading on hillsides with a slope of 10% or greater.

400 Erosion control plans shall reference and be in conformance with the “Erosion
401 and Sediment Control Field Manual” published by the San Francisco Regional
402 Water Quality Control Board, and the State Water Quality Control Board
403 Construction General Permit (WQO 99-08-DWQ or latest adopted order).

404 Chapter 15.12

405 RESIDENTIAL CODE

406 Sections:

407 15.12.010 Residential Code.

408 15.12.020 Amendments.

409 15.12.010 Residential Code

410 California Code of Regulations Title 24, Part 2.5: California Residential Building Code
411 2016 Edition as published by the International Code Council, with Appendix A (Sizing
412 and Capacities of Gas Piping), Appendix B (Sizing of Venting), Appendix D (Safety
413 Inspection of Existing Appliances), Appendix E (Manufactured Housing Used As
414 Dwellings), Appendix F (Radon Control Methods), Appendix G (Swimming Pools, Spas
415 and Hot Tubs), Appendix H (Patio Covers), Appendix J (Existing Buildings and
416 Structures) Appendix N (Venting Methods), Appendix O (Automatic Vehicular Gates)
417 and Appendix P (Sizing of Water Piping System), referred to as the “International
418 Residential Code” or “IRC,” is adopted with the following amendments and made a part
419 of this Title by reference.

420 15.12.020 Amendments

421 The California Residential Code is amended as follows, where wording additions are
422 denoted by underlining and deletions are noted by strikeout. Other amendments are
423 noted in italics.

424 A. Division II Administration

425 *Section R105.2, exception 1 is amended to read as follows:*

426 R105.2 Work exempt from permit; Building.

- 427 1. One-story detached accessory buildings used as tool and storage sheds,
428 playhouses, and similar uses, provided that the floor area does not exceed
429 120 square feet (11.15 m²). The height of the one-story detached
430 accessory building shall not exceed 12 feet at any point.

431 *California Residential Code Section R105.2, exception 10 is amended to*
432 *read as follows:*

- 433 10. Platforms and decks ~~not exceeding 200 square feet (18.58 m²) in area,~~
434 ~~that are~~ not more than 30 inches (762 mm) above adjacent grade at any
435 point, are not attached to a dwelling and do not serve as the exit door
436 required by Section R311.4.

437 *California Residential Code Chapter 1 Section R108.6 is amended to read*
438 *as follows:*

439 **R108.6 Work commencing before permit issuance.** Any person who
440 commences any work requiring a permit on a building, structure, electrical, gas,
441 mechanical or plumbing system before obtaining the necessary permits shall be
442 subject to a fee established by the ~~applicable governing authority~~ building official
443 that shall be in addition to the required permit fees. An investigation fee, in
444 addition to the permit fee, shall be collected whether or not a permit is then or
445 subsequently issued. The investigation fee shall be at least equal to and not to
446 exceed five times the permit fee required by this code. The minimum investigation
447 fee set forth in the fee schedule adopted by this jurisdiction. The payment of such
448 investigation fee shall not exempt any person from compliance with all other
449 provisions of this code nor from any penalty prescribed by law.

450 ***California Residential Code Chapter 1 Section R108.7 is added to read as***
451 ***follows:***

452 **R108.7 Re-inspection.** A re-inspection fee may be assessed for each
453 inspection or re-inspection when such portion of work for which inspection is
454 called is not complete or when corrections called for are not made. This section
455 is not to be interpreted as requiring re-inspection fees the first time a job is
456 rejected for failure to comply with the requirements of this code, but as controlling
457 the practice of calling for inspections before the job is ready for such inspection
458 or re-inspection.

459 Re-inspection fees may be assessed when the inspection record card is not
460 posted or otherwise available on the work site, the approved plans are not readily
461 available to the inspector. For failure to provide access on the date for which
462 inspection is requested, or for deviating from plans requiring the approval of the
463 building official. To obtain a re-inspection, the applicant shall file an application
464 therefore in writing on a form furnished for that purpose and pay the re-inspection
465 fee in accordance with Table 1 or as set forth in the fee schedule adopted by the
466 jurisdiction. In instances where re-inspection fees have been assessed, no
467 additional inspection of the work will be performed until the required fees have
468 been paid.

469 ***California Residential Code Chapter 1 Section R108.8 is added to read as***
470 ***follows:***

471 **R108.8 Violation penalties.** Any person who violates a provision of this code or
472 fails to comply with any of the requirements thereof or who erects, constructs,
473 alters or repairs a building or structure in violation of the approved construction
474 documents or directive of the building official, or of a permit or certificate issued
475 under the provisions of this code, shall be subject to CMC Chapter 1.08. An
476 investigation fee, in addition to the permit fee, shall be collected whether or not a
477 permit is then or subsequently issued. The investigation fee shall be at least
478 equal to the minimum investigation fee set forth in the adopted fee schedule and
479 shall not exceed five times the permit fee required by this code. The payment of
480 such investigation fee shall not exempt any person from compliance with all other
481 provisions of this code nor from any penalty prescribed by law.

483 **B. CHAPTER 3 BUILDING PLANNING**

484 ***California Residential Code Chapter Section R313.1 is amended to read as***
485 ***follows:***

486 **R313.1 Townhouse automatic fire sprinkler systems.** An automatic
487 residential fire sprinkler system shall be installed in throughout all townhouses.

488 **Exceptions:**

- 489 1. An automatic residential fire sprinkler system shall not be required where
490 additions or alterations are made to existing townhouses that do not have
491 an automatic residential fire sprinkler system installed.
- 492 2. Detached Group U occupancies of 1,000 sq. ft. or less in floor area.
- 493 3. Detached pool houses of 1,000 sq. ft. or less in floor area within 50 feet of
494 the pool and limited to a single bathroom.
- 495 4. A room above a detached garage used for storage only that does not
496 contain a bathroom, cooking or refrigeration facilities or connections for
497 such facilities.
- 498 5. Carports of non-combustible construction.

499 ***California Residential Code Chapter 1 Section R313.2 is amended to read***
500 ***as follows:***

501 **R313.2 One- and two-family dwellings automatic fire sprinkler systems.** An
502 automatic sprinkler system shall be installed in throughout all one- and two-family
503 dwellings.

504 **Exceptions:**

- 505 1. An automatic residential fire sprinkler system shall not be required where
506 additions or alterations are made to existing buildings that are not already
507 provided with an automatic residential fire sprinkler system.
- 508 2. Detached Group U occupancies up to 1,000 sq. ft. in floor area.
- 509 3. Detached pool houses up to 1,000 sq. ft. in floor area within 50 feet of the
510 pool and limited to a single bathroom.
- 511 4. A room above a detached garage used for storage only that does not
512 contain a bathroom, cooking or refrigeration facilities or connections for
513 such facilities.
- 514 5. Carports of non-combustible construction.

515 **Chapter 15.16**

516 **ELECTRICAL CODE**

517 **15.16.010 Electrical Code**

518 California Code of Regulations Title 24, Part 3: The California Electrical Code, 2016
519 Edition, as published by National Fire Protection Agency, otherwise identified as the

520 National Electrical Code, 2011 Edition, referred to as the “National Electrical Code”
521 (NEC) is adopted and made a part of this Title by reference.

522 **Chapter 15.20**

523 **MECHANICAL CODE**

524 **15.20.010 Mechanical Code**

525 California Code of Regulations Title 24, Part 4: The California Mechanical Code, 2016
526 Edition, as published by the International Association of Plumbing & Mechanical
527 Officials, with the following Appendices: Appendix Chapter D, and otherwise identified
528 as the Uniform Mechanical Code, 2012 Edition, and referred to as the “Uniform
529 Mechanical Code” or “UMC,” is adopted and made a part of this Title by reference.

530 **Chapter 15.24**

531 **PLUMBING CODE**

532 **15.24.010 Plumbing Code**

533 California Code of Regulations Title 24, Part 5: California Plumbing Code, 2016 Edition
534 as published by the International Association of Plumbing & Mechanical Officials with
535 Appendix A (Recommended Rules for Sizing the Water Supply System), Appendix B
536 (Explanatory Notes on Combination Waste and Vent System), Appendix D (Sizing
537 Storm Water Drainage System), Appendix I (Installation Standards), Appendix K
538 (Potable Rainwater Catchment Systems), otherwise identified as the Uniform Plumbing
539 Code, 2012 Edition, and referred to as the “Uniform Plumbing Code,” or “UPC,” is
540 adopted and made a part of this Title by reference.

541 **Chapter 15.28**

542 **ENERGY CODE**

543 **15.28.010 Energy Code**

544 California Code of Regulations Title 24, Part 6: California Energy Code, 2016 Edition, as
545 published by the International Code Council, is adopted and made a part of this Title by
546 reference.

547 **Chapter 15.32**

548 **HISTORICAL BUILDING CODE**

549 **15.32.010 Historical Building Code**

550 California Code of Regulations Title 24, Part 8: California Historical Building Code, 2016
551 Edition, as published by the California Building Standards Commission, is adopted and
552 made a part of this Title by reference.

553 **Chapter 15.36**
554 **FIRE CODE**

555 **Sections:**

- 556 15.36.010 Fire Code
557 15.36.020 Definitions
558 15.36.030 Amendments
559 15.36.040 Establishment of limits

560 **15.36.010 Fire Code**

561 California Code of Regulations Title 24, Part 9: 2016 California Fire Code including
562 Appendix Chapter 4 (Special Detailed Requirements Based on Use and Occupancy),
563 Appendices B and BB (Fire Flow Requirements for Buildings), Appendices C and CC
564 (Fire Hydrant Locations and Distribution), Appendix D (Fire Apparatus Access Roads),
565 Appendix E (Hazard Categories), Appendix F (Hazard Ranking), Appendix G
566 (Cryogenic Fluids – Weight and Volume Equivalents), Appendix H (Hazardous Materials
567 Management Plans and Hazardous Inventory Statements), Appendix I (Fire Protection
568 Systems – Noncompliant Conditions), Appendix J (Building Information Sign), Appendix
569 K (Construction Requirements for Existing Ambulatory Care Facilities), Appendix L
570 (Requirements for Fire Fighter Air Replenishment Systems) and Appendix N
571 (Temporary Haunted Houses, Ghost Walks and Similar Amusement Uses), referred to
572 as the “International Fire Code” or “IFC,” is adopted with the following amendments and
573 made a part of this Title by reference.

574 **15.36.020 Definitions**

575 For the purposes of this Chapter, wherever the phrase “**new construction**” is used in
576 the California Fire Code, it shall be defined as: “any work, including but not limited to, an
577 addition, remodel, repair, renovation, or alteration of any building or structure.”

578 **15.36.030 Amendments**

579 The California Fire Code is amended as follows, where additions are denoted by
580 underlining and deletions are noted by strikeout. Other amendments are noted in italics.

581 **A. Division II Administration**

582 ***Section 105.6 is amended to read as follows:***

583 **105.6 Required Operational Permits.** The fire code official is authorized to
584 issue operational permits for operations set forth in Sections 105.6.1 through
585 105.6.49.

586 ***California Fire Code Section 105.6.50 is added as follows:***

587 **105.6.50 Local permits.** In addition to the permits required by Section 105.6, the
588 following permits shall be obtained from the City of Calistoga Fire Department
589 prior to engaging in the following activities, operations, practices or functions:

- 590 1. Apartment house, hotel, or motel. An operational permit is required to
591 operate an apartment house, hotel or motel.

- 592 2. Care facilities. An operational permit is required to operate a care facility
593 as listed:
- 594 a. Day care with an occupant load greater than six (6) persons.
- 595 b. Residential or commercial institutional care facility. Occupancies
596 complying with Health and Safety Code Section 13235 are exempt.
- 597 3. Emergency Responder Radio System. An operational permit is required to
598 operate an Emergency Responder Radio System.
- 599 4. High rise occupancy. An operational permit is required to operate a high
600 rise building as defined in California Code of Regulations Title 24, Part 2.
- 601 5. Model rockets rental, sale or operation. An operational permit is required
602 to operate, manufacture, import, export, possess, store, rent or sell model
603 rockets as defined by Health and Safety Code Section 12519.
- 604 6. Agricultural burning.

605 ***California Fire Code Section 109.4 is amended to read as follows:***

606 **109.4 Violation penalties.** In accordance with the provisions of CMC Chapter
607 1.08 and this code, any persons who violate a provision of this code or fail to
608 comply with any of the requirements thereof or who erect, install, alter, repair, or
609 do work in violation of the approved construction documents or directive of the
610 fire code official, or of a permit or certification used under provisions of this code,
611 or any person operating or maintaining any occupancy, premises, or vehicle
612 subject to this code, fire and life safety provisions of the California Building Code,
613 or allow any fire hazard to exist on premises under their control or who fail to take
614 immediate action to abate a fire hazard when ordered or notified to do so by the
615 fire code official or authorized designee shall be subject to CMC Chapter 1.08.

616 The imposition of one penalty of any violation shall not excuse the violation or
617 permit it to continue. All such persons shall be required to correct or remedy such
618 violations or defects within a reasonable time. When not otherwise specified,
619 each day that a violation continues after due notice has been served shall be
620 deemed a separate offense.

621 ***California Fire Code Section 109.5 is added as follows:***

622 **109.5 Authority to issue citations.** The Fire Code Official is authorized to issue
623 a citation to persons operating or maintaining an occupancy, premise, or vehicle
624 subject to this code, who allows a hazard to exist or fail to take immediate action
625 to abate a hazard on such occupancy, premises, or vehicle when ordered or
626 notified to do so.

627 ***California Fire Code Section 111.4 is added as follows:***

628 **111.4 Failure to comply.** Any person who shall continue any work after having
629 been served with a stop work order, except such work as that person is directed
630 to perform to remove a violation or unsafe condition, shall be subject to a penalty
631 as prescribed in CMC Chapter 1.08.

632 **B. CHAPTER 2 DEFINITIONS**

633 ***California Fire Code Section 201.5 is added as follows:***

634 **Section 201.5** Wherever the word “jurisdiction” is used in the 2016 California
635 Fire Code and 2015 International Fire Code, it shall be understood to mean that
636 the City of Calistoga is the local fire authority having jurisdiction (AHJ).

637 ***The following are amended or added to California Fire Code Section 202,***
638 ***General Definitions:***

639 **FIRE MARSHAL.** Where the party responsible for the enforcement of the 2016
640 California Fire Code and 2015 International Fire Code is given the title of “fire
641 marshal,” add the following definition: Is the Fire Chief or Fire Code Official for
642 the City of Calistoga Fire Department.

643 **MEMBRANE STRUCTURE.** An air-inflated, air-supported, cable or frame-
644 covered structure as defined by the California Building Code and not otherwise
645 defined as a tent or umbrella structure.

646 **RECREATIONAL FIRE.** An outdoor fire burning materials other than rubbish
647 where the fuel being burned is not contained in an incinerator, portable outdoor
648 fireplace, barbeque grill or barbeque pit for pleasure, religious, ceremonial,
649 cooking, warmth or similar purposes.

650 **TENT.** A structure, enclosure, umbrella structure or shelter with or without
651 sidewalls or drops, constructed of fabric or pliable material supported by any
652 manner except by air or the contents that it protects.

653 **UMBRELLA STRUCTURE.** A structure, enclosure or shelter with or without
654 sidewalls or drops, constructed of fabric or pliable material supported by a central
655 pole. (See “Membrane Structure” and “Tent”)

656 **UNWARRANTED ALARM.** The giving, signaling or transition of an alarm
657 notification to a public fire station or emergency communication center when
658 such alarm is the result of a defective condition of an alarm system, system
659 servicing testing, construction activities, ordinary household activities, false alarm
660 or other cause when no such danger exists.

661 **C. CHAPTER 3 GENERAL PRECAUTIONS**

662 ***California Fire Code Section 304.1.2.1 is added as follows:***

663 **304.1.2.1 Vegetation on non-developed parcel.** Any non-developed parcel
664 that is next to a developed parcel shall maintain a minimum 20 feet of vegetation
665 clearance on the property line adjacent to any structure on the developed parcel.

666 Exceptions: When approved by the Fire Code Official or if a hazard does not
667 exist.

668 ***California Fire Code Section 307.1.2 is added as follows:***

669 **Section 307.1.2 Additional prohibitions on open burning.** Open burning
670 within the city limits of Calistoga, including incinerators of all types, is prohibited.

671 Exceptions:

- 672 1. Agricultural burning permitted by the City of Calistoga Fire Department
673 and regulated by the Bay Area Air Quality Management District.
- 674 2. Barbecues used for cooking purposes, provided the barbecues shall not
675 be used for burning rubbish, paper, boxes, grass, brush or other
676 combustible items, except charcoal, natural gas or other materials
677 commonly used in barbecues for cooking purposes.

678 **D. CHAPTER 4 EMERGENCY PLANNING AND PREPARDNESS**

679 ***California Fire Code Section 401.3.2.1 is added as follows:***

680 **401.3.2.1 Unwarranted alarm notification.** Notification of emergency
681 responders based on an unwarranted alarm may be punishable by a fine in
682 accordance with the adopted fee schedule. In addition, the responsible party may
683 be liable for the operational and administrative costs incurred from the
684 emergency response or mitigation procedures resulting from an unwarranted
685 alarm notification.

686 **E. CHAPTER 5 FIRE SERVICE FEATURES**

687 ***California Fire Code Section 503.3 is amended as follows:***

688 **503.3 Marking.** Where required by the fire code official, approved signs or other
689 approved notices or markings that include the words NO PARKING – FIRE LANE
690 in accordance with the California Vehicle Code shall be provided for fire
691 apparatus access roads to identify such roads or prohibit the obstruction thereof.
692 The means by which fire lanes are designated shall be maintained in a clean and
693 legible condition at all times and be replaced or repaired when necessary to
694 provide adequate visibility.

695 ***California Fire Code Section 505.1 is amended as follows:***

696 **505.1 Address identification.** New and existing buildings shall be provided with
697 approved illuminated address identification. The address identification shall be
698 legible and placed in a position that is visible from the street or road fronting the
699 property. Address identification characters shall contrast with their background.
700 Address numbers shall be Arabic ~~numbers~~ numerals or alphabetic letters.
701 Numbers shall not be spelled out. ~~Each character shall be not less than 4 inches~~
702 ~~(102 mm) high with a minimum stroke width of ½ inch (12.7 mm).~~ Character size
703 and stroke shall be in accordance with Sections 505.1.1 through 505.1.2. Where
704 required by the fire code official, address identification shall be provided in
705 additional approved locations to facilitate emergency response in accordance
706 with this code and Section 505.1.3. Where access is by means of a private road
707 and the building cannot be viewed from the public way or when determined by
708 the fire code official, a monument, pole, ~~or other approved~~ illuminated sign or
709 other means shall be used to identify the structure. Address identification shall
710 be maintained.

711 **California Fire Code Section 505.1.1 is added as follows:**

712 **505.1.1 Numbers for one- and two- family dwellings.** Each address
713 identification character shall be not less than four (4) inches high with a minimum
714 stroke width of one-half (0.5) inch.

715 **California Fire Code Section 505.1.2 is added as follows:**

716 **505.1.2 Numbers for other than one- and two-family dwellings.** Each
717 address identification character shall be not less than twelve (12) inches high
718 with a minimum stroke width of one (1) inch. Suite and unit directional numbers
719 shall be not less than six (6) inches high with a minimum stroke width of three-
720 quarter (0.75) inch.

721 **California Fire Code Section 505.1.3 is added as follows:**

722 **505.1.3 Complex directory.** Where two or more buildings cannot be viewed
723 from the public way or when determined by the fire code official, an illuminated
724 complex directory, monument, pole, sign or other approved means shall be used
725 to identify the structures at the main entrances to the property.

726 **California Fire Code Section 507.5.1.1 is added as follows:**

727 **507.5.1.1 Hydrant for fire department connections.** Buildings equipped with a
728 water-based fire protection system installed in accordance with Sections 903
729 through 905 shall have a fire hydrant within 100 feet of the fire department
730 connections, or as approved by the fire code official. (Also see Section 912.2).

731 **California Fire Code Section 510.1 exception #1 is deleted.**

732 **F. CHAPTER 9 FIRE PROTECTION SYSTEMS**

733 **California Fire Code Section 903.2 is amended to read as follows:**

734 **903.2 Where required.** Approved automatic sprinkler systems in new buildings
735 and structures shall be provided in the locations described in Sections 903.2.1
736 through 903.2.12.

737 Exceptions:

- 738 1. Agricultural buildings as approved by the Fire Code Official.
- 739 2. Detached pool houses accessory to Group R-3 not classified as a dwelling
740 unit and not exceeding 1,000 square feet (9.28 m²) in gross floor area
741 within 50 feet of the pool and limited to a single bathroom.
- 742 3. Detached non-combustible motor vehicle fuel dispensing canopies.
- 743 4. Detached Group U Occupancies not greater than 1,000 square feet (9.28
744 m²).

745 **California Fire Code Section 903.2.1 is amended to read as follows:**

746 **903.2.1 Group A.** An automatic sprinkler system shall be provided throughout
747 buildings containing a Group A occupancy.

748 **California Fire Code Sections 903.2.1.1 through 903.2.1.5 are deleted.**

749 **California Fire Code Section 903.2.1.6 is renumbered and amended to read**
750 **as follows:**

751 **903.2.1.1 Assembly occupancies on roofs.** Where an occupied roof has an
752 assembly occupancy with an occupant load exceeding 100 for Group A-2 or 300
753 for other Group A Occupancies, ~~all floors between the occupied roof and the~~
754 ~~level of exit discharge shall be equipped with an automatic sprinkler system~~ shall
755 be provided throughout the building in accordance with Section 903.3.1.1 or
756 903.3.1.2.

757 ~~**Exception:** Open parking garages of Type 1 or Type 2 construction.~~

758 **California Fire Code Section 903.2.1.7 is deleted.**

759 **California Fire Code Section 903.2.2 is amended to read as follows:**

760 **903.2.2 Ambulatory care facilities.** An automatic sprinkler system shall be
761 installed throughout buildings containing an ambulatory care facility.

762 **California Fire Code Section 903.2.3 is amended to read as follows:**

763 **903.2.3 Group E.** An automatic sprinkler system shall be installed throughout
764 buildings containing a Group E occupancy.

765 *California Fire Code Section 903.2.4 is amended to read as follows:*

766 **903.2.4 Group F.** An automatic sprinkler system shall be provided throughout
767 buildings containing a Group F occupancy.

768 **California Fire Code Section 903.2.4.1 Woodworking operations is deleted.**

769 **California Fire Code Section 903.2.5.3 is amended to read as follows:**

770 **903.2.5.3 Pyroxylin plastics.** An automatic sprinkler system shall be provided
771 ~~in throughout~~ buildings, ~~or portions thereof,~~ where cellulose nitrate film or
772 pyroxylin plastics are manufactured, stored or handled in quantities exceeding
773 100 pounds (45 kg).

774 **California Fire Code Section 903.2.7 is amended to read as follows:**

775 **903.2.7 Group M.** An automatic sprinkler system shall be provided throughout
776 buildings containing a Group M occupancy where gross floor area exceeds 500
777 square feet (4.64 m²).

778 **California Fire Code Section 903.2.9 is amended to read as follows:**

779 **903.2.9 Group S-4.** An automatic sprinkler system shall be provided throughout
780 all buildings containing a Group S-4 occupancy.

781 **California Fire Code Sections 903.2.9.1 through 903.2.9.2 are deleted.**

782 **California Fire Code Section 903.2.10 is amended to read as follows:**

783 **903.2.10 Group B.** An automatic sprinkler system shall be provided throughout
784 all buildings containing a Group B occupancy.

785 **California Fire Code Section 903.2.10.1 is deleted.**

786 **California Fire Code Section 903.2.11 is amended to read as follows:**

787 **903.2.11 Specific buildings areas and hazards.** In all occupancies other than
788 detached Group U occupancies not greater than 1,000 square feet (92.8 m²), an
789 automatic sprinkler system shall be installed for building design or hazard in the
790 locations set forth in Sections 903.2.11.1 through 903.2.11.8.

791 **California Fire Code Section 903.2.11.3 exceptions #1 and #2 are deleted.**

792 **California Fire Code Section 903.2.11.7 is added as follows:**

793 **903.2.11.7 Undetermined use design.** Automatic sprinkler systems installed in
794 buildings or structures of undetermined use shall be designed and installed to
795 have a minimum density of .33 gallons per minute per square foot over a
796 minimum design area of 3,000 square feet (278.7 m²).

797 **California Fire Code Section 903.2.11.8 is added as follows:**

798 **903.2.11.8 High-piled storage.** An automatic sprinkler system shall be provided
799 throughout as required in California Fire Code Chapter 32 in all buildings where
800 storage is in high-pile or rack storage arrays.

801 **California Fire Code Section 903.2.20 is added as follows:**

802 **903.2.20 Additions.** An automatic sprinkler system shall be installed throughout
803 any existing commercial or residential building when the floor area of the addition
804 (including mezzanines) within any three-year period exceeds 50% of the existing
805 floor area of the building or when an additional story is added.

806 **California Fire Code Section 903.2.21 is added as follows:**

807 **903.2.21 Alterations or Repairs.** For alterations or repairs to an existing
808 building involving demolition of more than 50% of the existing floor area or
809 removal of 50% or more of the existing ceiling material, the building shall meet
810 the sprinkler requirements for a newly constructed building.

811 Exception to this Section: One-time alterations made solely for the purpose of
812 complying with the Americans with Disabilities Act.

813 **California Fire Code Section 903.2.22 is added as follows:**

814 **903.2.22 Change in Occupancy.** For any change of occupancy when the
815 proposed new occupancy classification is more hazardous based on a fire and
816 life safety evaluation by the fire code official and building code official, including
817 conversions of buildings to single-family residences, accessory dwelling units,
818 bed and breakfasts, inns, lodging houses or congregate residences for 10 or
819 fewer persons or other similar uses, an automatic fire sprinkler shall be installed
820 throughout.

821 **California Fire Code Section 903.6 is amended to read as follows:**

822 **903.6 Where required in existing buildings and structures.** An automatic
823 sprinkler system shall be provided ~~in~~ throughout existing buildings and structures
824 where required in Chapter 11.

825 **California Fire Code Section 903.4.2 is amended to read as follows:**

826 **903.4.2 Alarms.** One exterior approved audible and visual device, located on the
827 exterior of the building in an approved location, shall be connected to each
828 automatic sprinkler system. Such sprinkler water-flow alarm devices shall be
829 activated by water flow equivalent to the flow of a single sprinkler of the smallest
830 orifice size installed in the system. Where a fire alarm system is installed,
831 actuation of the automatic sprinkler system shall actuate the building fire alarm
832 system. ~~Visible alarm notification appliances shall not be required except when~~
833 ~~required by Section 907.~~

834 **California Fire Code Section 904.12 is amended to read as follows:**

835 **904.12 Commercial cooking systems.** Commercial cooking equipment that
836 produces grease-laden vapors shall be provided with a Type I Hood, in
837 accordance with the California Mechanical Code, NFPA 96, and an automatic fire
838 extinguishing system that is listed and labeled for its intended use as follows:

- 839 1. Wet chemical extinguishing system, complying with UL 300.
- 840 2. Carbon dioxide extinguishing system.
- 841 3. Automatic fire sprinkler systems.

842 All existing dry chemical and wet chemical extinguishing systems shall comply
843 with UL 300.

844 Exception: Public school kitchens, without deep-fat fryers, shall be upgraded to a
845 UL 300-compliant system during state-funded modernization projects that are
846 under the jurisdiction of the Division of the State Architect.

847 All systems shall be installed in accordance with the California Mechanical Code,
848 NFPA 96, appropriate adopted standards, their listing and the manufacturer's
849 installation instructions.

850 Exception: Factory-built commercial cooking recirculating systems that are
851 tested, listed, labeled and installed in accordance with UL 710B and ~~listed,~~
852 ~~labeled and installed in accordance with~~ the California Mechanical Code and
853 NFPA 96.

854 **California Fire Code Section 905.3.1 item #2 is amended to read as follows:**

855 **905.3.1. (2)** Buildings that are ~~four~~ three or more stories in height.

856 **California Fire Code Section 905.9 exception #2 is deleted.**

857 **California Fire Code Section 912.2 is amended to read as follows:**

858 **912.2 Location.** With respect to hydrants, driveways, buildings and landscaping,
859 fire department connections shall be so located that fire apparatus and hose
860 connected to supply the system will not obstruct access to the buildings for other
861 fire apparatus. The location of fire department connections shall be ~~within 400~~
862 ~~feet of a fire hydrant or approved by the fire chief~~ code official (Also see Section
863 507.5.1.1).

864 **G. CHAPTER 11 CONSTRUCTION REQUIREMENTS FOR EXISTING**
865 **BUILDINGS**

866 *California Fire Code Section 1103.2 Item #1 is deleted.*

867 *California Fire Code Sections 1103.3 through 1103.5.4 are deleted.*

868 **H. CHAPTER 31 TENTS AND OTHER MEMBRANE STRUCTURES**

869 *California Fire Code Section 3101.1 is amended to read as follows:*

870 **3101.1 Scope.** Tents, umbrella structures, temporary stage canopies and
871 membrane structures shall comply with this chapter. The provisions of Section
872 3103 are applicable only to temporary tents, umbrella structures, and membrane
873 structures. The provisions of Section 3104 are applicable to temporary and
874 permanent tents, umbrella structures, and membrane structures. Other
875 temporary structures shall comply with the California Building Code.

876 These building standards govern the use of tents, umbrella structures, awnings
877 or other fabric enclosures, including membrane (air-supported and air-inflated)
878 structures and places of assemblage, in or under which 10 or more persons may
879 gather for any lawful purpose.

880 Exceptions:

- 881 1. Tents, umbrella structures, awnings or other fabric enclosures used to
882 cover or enclose private swimming pools and similar facilities on the
883 premises of private one- and two-family dwellings.
- 884 2. Tents used to conduct committal services on the grounds of a cemetery.
- 885 3. Tents, umbrella structures, awnings or other fabric enclosures erected and
886 used within a sound stage, or other similar structural enclosure which is
887 equipped with an overhead automatic sprinkler system.
- 888 4. Tensioned membrane roof materials supported by ridged frames or
889 installed on a mast and cable system provided such structures conform to
890 the requirements of one of the types of construction as described in these
891 regulations.
- 892 5. Fabric structures which are part of mobile homes, recreational vehicles, or
893 commercial coaches governed by the provisions of Division 13, Part 2,
894 Health and Safety Code (Department of Housing and Community
895 Development).

896 **I. CHAPTER 33 FIRE SAFETY DURING CONSTRUCTION**

897 *California Fire Code Section 3314.3 is added as follows:*

898 **3314.3 Where required.** In buildings of combustible construction required to
899 have automatic sprinkler system by Section 903, automatic sprinkler system shall
900 be installed prior to construction exceeding 40 feet (12.192 meters) in height
901 above the lowest level of fire department vehicle access. Such automatic
902 sprinkler system shall be extended as construction progresses to within one floor
903 of the highest point of construction having secured decking or flooring.

904 **California Fire Code Section 3314.4 is added as follows:**
905 **3314.4 Buildings being demolished.** Where a building is being demolished
906 and an automatic sprinkler system exists within such a building, such automatic
907 sprinkler system shall be maintained in an operable condition so as to be
908 available for use by the fire department. Such automatic sprinkler system shall
909 be demolished with the building but shall not be demolished more than one floor
910 below the floor being demolished.

911 **J. CHAPTER 56 EXPLOSIVES AND FIREWORKS**

912 **California Fire Code Section 5601.1.6 is added as follows:**
913 **5601.1.6 Sale, use or discharge of fireworks prohibited – exception.** Except
914 for firework displays authorized pursuant to this section, it is unlawful for any
915 person to possess, store, offer or expose for sale, sell at retail, give away or in
916 any manner dispose of any fireworks, or to use, explode, or otherwise discharge
917 any fireworks.

918 **California Fire Code Section 5601.2.5 is added as follows:**
919 **Section 5601.2.5 Limits Established by Law.** The limits referred to in Chapter
920 56 of the California Fire Code, in which storage of explosives and blasting agents
921 is prohibited, are hereby established as follows: Storage is prohibited in all areas
922 of the City unless a permit is issued by the fire code official.

923 **K. CHAPTER 57 FLAMMABLE AND COMBUSTIBLE LIQUIDS**

924 **California Fire Code Section 5701.6 is added as follows:**
925 **5701.6 Establishment of limits**
926 **Establishment of Limits of Districts in which the Storage of Hazardous**
927 **Materials is Prohibited:**

928 The limits referred to in Chapter 50 of the California Fire Code in which the
929 storage of hazardous materials is prohibited, are hereby established as follows:
930 Storage is prohibited in all areas of the City unless a permit is issued by the Fire
931 Code Official.

932 **Establishment of Limits of Districts in which the Storage of Compressed**
933 **Gases is Prohibited:**

934 The limits referred to in Chapter 53 of the California Fire Code in which the
935 storage of compressed gases is prohibited, are hereby established as follows:
936 Storage of 16 gallons or more is prohibited in all areas of the City unless a permit
937 is issued by the Fire Code Official.

938 **Establishment of Limits of Districts in which Storage of Explosives and**
939 **Blasting Agents is Prohibited:**

940 The limits referred to in Chapter 56 of the California Fire Code, in which storage
941 of explosives and blasting agents is prohibited, are hereby established as
942 follows: Storage is prohibited in all areas of the City, unless a permit is issued by
943 the Fire Code Official.

944 **Establishment of Limits of Districts in which Storage of Flammable or**
945 **Combustible Liquids in Outside Above-ground Tanks is Prohibited:**

946 The limits referred to in Chapter 57 of the California Fire Code, in which the
947 storage of flammable or combustible liquids in outside above-ground tanks is
948 restricted, are hereby established as follows: Storage of 16 gallons or more is
949 prohibited in all areas unless a permit is issued by the Fire Code Official.

950 **Establishment of Limits of Districts in which Storage of Liquefied**
951 **Petroleum Gas is Prohibited:**

952 The limits referred to in Chapter 57 of the California Fire Code, in which storage
953 of liquefied petroleum gas is prohibited, are hereby established as follows:
954 Storage is prohibited in all areas of the City unless a permit is issued by the Fire
955 Code Official.

956 **Establishment of Limits of Districts in which the Storage of Stationary**
957 **Tanks of Flammable Cryogenic Fluids is Prohibited:**

958 The limits referred to in Chapter 58 of the California Fire Code in which the
959 storage of flammable cryogenic fluids in stationary containers is prohibited, are
960 hereby established as follows: Storage is prohibited in all areas of the City
961 unless a permit is issued by the Fire Code Official.

962 ***California Fire Code Section 5706.2.4.4 is added as follows:***

963 **Section 5706.2.4.4 Establishment of Limits of Districts in which Storage of**
964 **Liquefied Petroleum Gases is Prohibited.** The limits referred to in Chapter 57
965 of the California Fire Code, in which storage of liquefied petroleum gas is
966 prohibited, are hereby established as follows: Storage is prohibited in all areas of
967 the city unless a permit is issued by the fire code official.

968 **L. CHAPTER 61 LIQUEFIED PETROLEUM GASES**

969 ***California Fire Code Section 6104.2 is amended as follows:***

970 **Section 6104.2 Maximum capacity within established limits.** Within the limits
971 established by law restricting the storage of liquefied petroleum gas for the
972 protection of heavily populated or congested areas, the aggregate capacity of
973 any one installation shall not exceed a water capacity of ~~2,000 (7570 L)~~ 500
974 gallons (1893 L) (see Section 3 of the Sample legislation for Adoption of the
975 California Code on page xxi).

976 **M. Appendix C Fire Hydrant Locations and Distribution**

977 ***California Fire Code Section C102 is amended by adding the following***
978 ***section:***

979 **C102.2 Fire Department Connections.** A fire hydrant shall be located within 50
980 feet of all Fire Department Connections (FDC), or as approved by the fire code
981 official.

982 **N. Appendix D Fire Apparatus Access Roads**

983 ***California Fire Code Section D107.1 is amended to read as follows:***

984 **D107.1 One- or two-family dwelling residential developments.** Develop-
985 ments of one- or two-family dwellings where the number of dwelling units
986 exceeds 2030 shall be provided with two separate and approved fire apparatus
987 access roads, and shall meet the requirements of Section D104.3.

988 ***Exceptions 1 and 2 are deleted.***

989 **Chapter 15.40**

990 **EXISTING BUILDING CODE**

991 **15.40.010 Existing Building Code**

992 California Code of Regulations Title 24 Part 10 California Existing Building Code 2016
993 Edition as published by the International Code Council, International Existing Building
994 Code, is adopted and made a part of this Title by reference.

995 **Chapter 15.44**

996 **GREEN BUILDING STANDARDS**

997 **15.44.010 Green Building Standards**

998 California Code of Regulations Title 24 Part 11 California Green Building Standards
999 Code 2016 edition as published by the International Code Council with the following
1000 amendments to Appendix Chapters A4 Tier 1 and Appendix Chapter A5 Tier 1, is
1001 adopted and made a part of this Title by reference.

1002 **Chapter 15.48**

1003 **REFERENCED STANDARDS**

1004 **15.48.010 Adoption**

1005 For the purpose of establishing proper regulations for building construction, the 2016
1006 California Referenced Standards is adopted and made a part of this Title by reference.

1007 **SECTION FIVE**

1008 **Environmental Review.** This action has been reviewed in accordance with the
1009 California Environmental Quality Act, CEQA Guidelines Section 15061(b)(3), the
1010 “general rule” exemption. The City has determined that because it can be seen with
1011 certainty that there is no possibility that the proposed amendments will have an impact
1012 on the environment, this ordinance is therefore exempt from CEQA under the general
1013 rule.

1014 **SECTION SIX**

1015 **Severability.** If any section, subsection, subdivision, paragraph, sentence,
1016 clause, or phrase in this ordinance or any part thereof is for any reason held to be
1017 unconstitutional or invalid or ineffective by any court of competent jurisdiction, such

1018 decision shall not affect the validity or effectiveness of the remaining portions of this
1019 ordinance or any part thereof. The City Council hereby declares that it would have
1020 passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase
1021 thereof irrespective of the fact that any one or more subsections, subdivisions,
1022 paragraphs, sentences, clauses, or phrases be declared unconstitutional, or invalid, or
1023 ineffective.

1024 **SECTION SEVEN**

1025 Effective Date. **This ordinance shall take effect January 1, 2017.** Before the
1026 expiration of fifteen (15) days after its passage by the City Council, the City Clerk shall
1027 cause to be published a summary of this ordinance in a newspaper of general
1028 circulation published and circulated in the city of Calistoga.

1029 THIS ORDINANCE was introduced with the first reading waived at the City
1030 Council meeting of the **15th day of November, 2016** and was passed and adopted at a
1031 regular meeting of the City Council on the **6th day of December, 2016**, by the following
1032 vote:

1033 AYES:
1034 NOES:
1035 ABSTAIN:
1036 ABSENT:

1037 _____
1038 **Chris Canning, Mayor**

1039 ATTEST:
1040
1041 _____
1042 **Kathy Flamson, City Clerk**