

ORDINANCE NO. 727

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

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

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

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

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

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

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

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

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

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

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

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

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

133 **Chapter 15.01**

134 **GENERAL PROVISIONS**

135 **Sections:**

- 136 15.01.010 Scope
- 137 15.01.020 Building Division

138 **15.01.010 Scope**

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

141 **15.01.020 Building Division**

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

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

149 **Chapter 15.04**

150 **ADMINISTRATIVE CODE**

151 **15.04.010 Administrative Code**

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

155 **Chapter 15.08**

156 **BUILDING CODE**

157 **Sections:**

- 158 15.08.010 Building Code.
- 159 15.08.020 Amendments.

160 **15.08.010 Building Code**

161 For the purpose of establishing proper regulations for building construction,
162 the California Code of Regulations Title 24 Part 2 Volumes 1 and 2, based on the 2015
163 International Building Code, are adopted with the following amendments and made a
164 part of this Title by reference.

165 **15.08.020 Amendments**

166 The California Building Code is amended as follows, where wording additions are
167 denoted by underlining and deletions are noted by strikeout.

168 **1. California Building Code Section 105.2 is amended to read as follows:**

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

174 **Section 105.2 Building (9)** Platforms, sidewalks, and driveways not more than
175 30 inches (762 mm) above adjacent grade, not over any basement or story below
176 and are not part of an accessible route.

177 **2. California Building Code Section 109.4 is amended to read as follows:**

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

189 **3. California Building Code Section 109.7 is added as follows:**

190 **Section 109.7 Re-inspections.** A re-inspection fee may be assessed for each
191 re-inspection when such portion of work for which inspection is called is not
192 complete, corrections called for are not made, the inspection record card is not
193 posted or otherwise available on the work site, the approved plans are not readily
194 available to the inspector, access is not provided on the date for which inspection
195 is requested, or for deviations from plans requiring the approval of the building
196 official. This section is not to be interpreted as requiring re-inspection fees the
197 first time a job is rejected for failure to comply with the requirements of this code,
198 but as controlling the practice of calling for inspections under the above
199 circumstances. To obtain a re-inspection, the applicant shall pay the re-
200 inspection fee adopted by City Council resolution. In instances where re-
201 inspection fees have been assessed, no additional inspection of the work will be
202 performed until the required fees have been paid.

203 **4. California Building Code Section 109.8 is added as follows:**

204 **Section 109.8 Violation penalties.** Any person who violates a provision of this
205 code or fails to comply with any of the requirements thereof or who erects,
206 constructs, alters or repairs a building or structure in violation of the approved

207 construction documents or directive of the building official, or of a permit or
208 certificate issued under the provisions of this code, shall be subject to penalties
209 as prescribed by CMC Chapter 1.08. An investigation fee, in addition to the
210 permit fee, shall be collected whether or not a permit is then or subsequently
211 issued. The investigation fee shall be at least equal to the minimum investigation
212 fee set forth in any adopted fee schedule and shall not exceed five times the
213 permit fee required by this code.. The payment of such investigation fee shall not
214 exempt any person from compliance with all other provisions of this code nor
215 from any penalty prescribed by law.

216 **5. The following definitions are added to California Building Code Chapter 2:**

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

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

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

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

233 **6. The following definition included in California Building Code Chapter 2 is**
234 **amended to read as follows:**

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

238 **7. California Building Code Section 501.2 is amended as follows:**

239 **501.2 Address identification.** New and existing buildings shall be provided with
240 approved and maintained address identification.

241 The address identification shall be legible and placed in a position that is visible
242 from the street or road fronting the property.

243 Address identification characters shall contrast with their background.

244 Address numbers shall be Arabic numerals or alphabetic letters. Numbers shall
245 not be spelled out. ~~Each character shall be a minimum of 4 inches (102 mm) high~~
246 ~~with a minimum stroke width of ½ inch (12.7 mm).~~ Character size and stroke
247 shall be in accordance with Section 501.2.1 through 501.2.2.

248 Address identification shall be illuminated and when attached to a dwelling, shall
249 be hard-wired to the dwelling's electrical system.

250 Where required by the fire code official, address identification shall be provided in
251 additional approved locations to facilitate emergency response in accordance
252 with this code and Section 501.3. Where access is by means of a private road
253 and the building cannot be viewed from the public way or when determined by
254 the fire code official, a monument, pole, or other approved illuminated sign or
255 means shall be used to identify the structure.

256 **8. California Building Code Section 501.2.1 is added as follows:**

257 **501.2.1 Numbers for one- and two- family dwellings.** Each address
258 identification character shall be not less than four (4) inches high with a minimum
259 stroke width of one-half (0.5) inch.

260 **9. California Building Code Section 501.2.2 is added as follows:**

261 **501.2.2 Numbers for other than one- and two-family dwellings.** Each
262 address identification character shall be not less than twelve (12) inches high
263 with a minimum stroke width of one (1) inch. Suite and unit directional numbers
264 shall be not less than six (6) inches high with a minimum stroke width of three-
265 quarter (0.75) inch.

266 **10. California Building Code Section 501.3 is added as follows:**

267 **501.3 Complex directory.** Where two or more buildings cannot be viewed from
268 the public way or when determined to be necessary by the fire code official, an
269 illuminated complex directory, monument, pole, sign or means approved by the
270 fire code official shall be used to identify the structures at the main entrances to
271 the property.

272 **11. California Building Code Section 903.2 is amended to read as follows:**

273 **903.2 Where required.** Approved automatic sprinkler systems in new buildings
274 and structures shall be provided in the locations described in Sections 903.2.1
275 through 903.2.2049.

276 Exceptions:

- 277 1. Agricultural buildings as approved by the fire code official.
278 2. Detached pool houses accessory to Group R-3 not classified as a dwelling
279 unit and not exceeding 1,000 square feet (9.28 m²) in gross floor area within
280 50 feet of the pool and limited to a single bathroom.
281 3. Detached non-combustible motor vehicle fuel dispensing canopies.
282 4. Detached Group U Occupancies not greater than 1,000 square feet (9.28 m²).

283 **12. California Building Code Section 903.2.1 is amended to read as follows:**

284 **903.2.1 Group A.** An automatic sprinkler system shall be provided throughout
285 buildings containing a Group A occupancy.

286 **13. California Building Code Sections 903.2.1.1 through 903.2.1.5 are deleted.**

287 **14. California Building Code Section 903.2.1.6 is renumbered and amended to**
288 **read as follows:**

289 **903.2.1.1 Assembly occupancies on roofs.** Where an occupied roof has an
290 assembly occupancy with an occupant load exceeding 100 for Group A-2 and
291 300 for other Group A Occupancies, ~~all floors between the occupied roof and the~~
292 ~~level of exit discharge shall be equipped with an automatic sprinkler system~~ shall
293 be provided throughout the building in accordance with Section 903.3.1.1 or
294 903.3.1.2.

295 **15. California Building Code Section 903.2.1.7 is deleted.**

296 **16. California Building Code Section 903.2.2 is amended to read as follows:**

297 **903.2.2 Ambulatory care facilities.** An automatic sprinkler system shall be
298 installed throughout buildings containing an ambulatory care facility.

299 **17. California Building Code Section 903.2.3 is amended to read as follows:**

300 **903.2.3 Group E.** An automatic sprinkler system shall be installed throughout
301 buildings containing a Group E occupancy. For public school state-funded
302 construction projects see Section 903.2.19.

303 **18. California Building Code Section 903.2.4 is amended to read as follows:**

304 **903.2.4 Group F.** An automatic sprinkler system shall be provided throughout
305 buildings containing a Group F occupancy.

306 **19. California Building Code Section 903.2.4.1 is deleted.**

307 **20. California Building Code Section 903.2.5.3 is amended to read as follows:**

308 **903.2.5.3 Pyroxylin plastics.** An automatic sprinkler system shall be provided
309 ~~in throughout~~ buildings, ~~or portions thereof,~~ where cellulose nitrate film or
310 pyroxylin plastics are manufactured, stored or handled in quantities exceeding
311 100 pounds (45 kg).

312 **21. California Building Code Section 903.2.7 is amended to read as follows:**

313 **903.2.7 Group M.** An automatic sprinkler system shall be provided throughout
314 buildings containing a Group M occupancy where gross floor area exceeds 500
315 square feet (46.4 m²).

316 **22. California Building Code Section 903.2.8.1 is amended to read as follows:**

317 **903.2.8.1 Group R-3.** An automatic sprinkler system installed in accordance
318 with Section 903.3.1.3 shall be ~~permitted in Group R-3 occupancies~~ provided
319 throughout all one- and two-family dwellings regardless of square footage in
320 accordance with the California Residential Code.

321 **23. California Building Code Section 903.2.9 is amended to read as follows:**

322 **903.2.9 Group S.** An automatic sprinkler system shall be provided throughout all
323 buildings containing a Group S occupancy.

324 **24. California Building Code Sections 903.2.9.1 through 903.2.9.2 are deleted.**

- 325 **25. California Building Code Section 903.2.10.1 is deleted.**
- 326 **26. California Building Code Section 903.2.11 is amended to read as follows:**
- 327 **903.2.11 Specific buildings areas and hazards.** In all occupancies other than
328 detached Group U occupancies not greater than 1,000 square feet (928 m²), an
329 automatic sprinkler system shall be installed for building design or hazards in the
330 locations set forth in Sections 903.2.11.1 through 903.2.11.68.
- 331 **27. California Building Code Section 903.2.11.3 exceptions #1 and #2 are**
332 **deleted.**
- 333 **28. California Building Code Section 903.2.11.7 is added as follows:**
- 334 **903.2.11.7 Undetermined use design.** Automatic sprinkler systems installed in
335 buildings or structures of undetermined use shall be designed and installed to
336 have a minimum density of .33 gallons per minute per square foot over a
337 minimum design area of 3,000 square feet (278.4 m²).
- 338 *California Building Code Section 903.2.11.8 is added as follows:*
- 339 **903.2.11.8 High-piled storage.** An automatic sprinkler system shall be provided
340 throughout as required in California Fire Code Chapter 32 in all buildings where
341 storage is in high-pile or rack storage arrays.
- 342 **California Building Code Section 903.2.20 is added to read as follows:**
- 343 **903.2.20 Group B.** An automatic sprinkler system shall be provided throughout
344 all buildings containing a Group B occupancy.
- 345 **California Building Code Section 903.4.2 is amended to read as follows:**
- 346 **903.4.2 Alarms.** One exterior approved audible and visual device, located on the
347 exterior of the building in an approved location, shall be connected to each
348 automatic sprinkler system. Such sprinkler water-flow alarm devices shall be
349 activated by water flow equivalent to the flow of a single sprinkler of the smallest
350 orifice size installed in the system. Where a fire alarm system is installed,
351 actuation of the automatic sprinkler system shall actuate the building fire alarm
352 system. ~~Visible alarm notification appliances shall not be required except when~~
353 ~~required by Section 907.~~
- 354 **29. California Building Code Section 904.12 is amended to read as follows:**
- 355 **904.12 Commercial cooking systems.** Commercial cooking equipment that
356 produce grease-laden vapors shall be provided with a Type I Hood, in
357 accordance with the California Mechanical Code, NFPA 96, and an automatic fire
358 extinguishing system that is listed and labeled for its intended use as follows:
- 359 1. Wet chemical extinguishing system, complying with UL 300.
- 360 2. Carbon dioxide extinguishing systems.
- 361 3. Automatic fire sprinkler systems.
- 362 All existing dry chemical and wet chemical extinguishing systems shall comply
363 with UL 300.

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

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

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

374 **30. California Building Code Section 905.3.1 item #2 is amended to read as**
375 **follows:**

376 **905.3.1. #2.** Buildings that are ~~four~~ three or more stories in height.

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

378 **32. California Building Code Section 912.2 is amended to read as follows:**

379 **912.2 Location.** With respect to hydrants, driveways, buildings and landscaping,
380 fire department connections shall be so located that fire apparatus and hose
381 connected to supply the system will not obstruct access to the buildings for other
382 fire apparatus. The location of fire department connections shall be within 100
383 feet of a fire hydrant or approved by the fire chief/code official (Also see Section
384 507.5.1.1).

385 **33. California Building Code Appendix J 110.1 is amended to read as follows:**

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

388 (i) Grading operations performed between October 1st and April 15th.

389 (ii) Grading on hillsides with a slope of 10% or greater.

390 Erosion control plans shall reference and be in conformance with the "Erosion
391 and Sediment Control Field Manual" published by the San Francisco Regional
392 Water Quality Control Board, and the State Water Quality Control Board
393 Construction General Permit (WQO 99-08-DWQ or latest adopted order).

394 Chapter 15.12

395 RESIDENTIAL CODE

396 Sections:

397 15.12.010 Residential Code.

398 15.12.020 Amendments.

399 15.12.010 Residential Code

400 California Code of Regulations Title 24, Part 2.5: California Residential Building Code
401 2016 Edition, with Appendix A (Sizing and Capacities of Gas Piping), Appendix B
402 (Sizing of Venting), Appendix D (Safety Inspection of Existing Appliances), Appendix E

403 (Manufactured Housing Used As Dwellings), Appendix F (Radon Control Methods),
404 Appendix G (Swimming Pools, Spas and Hot Tubs), Appendix H (Patio Covers),
405 Appendix J (Existing Buildings and Structures) Appendix N (Venting Methods),
406 Appendix O (Automatic Vehicular Gates) and Appendix P (Sizing of Water Piping
407 System), based on the 2015 International Residential Code, is adopted with the
408 following amendments and made a part of this Title by reference.

409 **15.12.020 Amendments**

410 The California Residential Code is amended as follows, where wording additions are
411 denoted by underlining and deletions are noted by strikeout.

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

413 **R105.2 Work exempt from permit; Building.**

414 1. One-story detached accessory buildings used as tool and storage sheds,
415 playhouses, and similar uses, provided that the floor area does not exceed
416 120 square feet (11.15 m²). The height of the one-story detached
417 accessory building shall not exceed 12 feet at any point.

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

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

424 **3. California Residential Code Chapter 1 Section R108.6 is amended to read**
425 **as follows:**

426 **R108.6 Work commencing before permit issuance.** Any person who
427 commences any work requiring a permit on a building, structure, electrical, gas,
428 mechanical or plumbing system before obtaining the necessary permits shall be
429 subject to a fee established by the applicable governing authority building official
430 that shall be in addition to the required permit fees. An investigation fee, in
431 addition to the permit fee, shall be collected whether or not a permit is then or
432 subsequently issued. The investigation fee shall be at least equal to and not to
433 exceed five time the permit fee required by this code. The minimum investigation
434 fee set forth in the fee schedule adopted by this jurisdiction. The payment of such
435 investigation fee shall not exempt any person from compliance with all other
436 provisions of this code nor from any penalty prescribed by law.

437 **4. California Residential Code Chapter 1 Section R108.7 is added to read as**
438 **follows:**

439 **R108.7 Re-inspection.** A re-inspection fee may be assessed for each
440 inspection or re-inspection when such portion of work for which inspection is
441 called is not complete or when corrections called for are not made. This section
442 is not to be interpreted as requiring re-inspection fees the first time a job is
443 rejected for failure to comply with the requirements of this code, but as controlling

444 the practice of calling for inspections before the job is ready for such inspection
445 or re-inspection.

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

456 **5. California Residential Code Chapter 1 Section R108.8 is added to read as**
457 **follows:**

458 **R108.8 Violation penalties.** Any person who violates a provision of this code or
459 fails to comply with any of the requirements thereof or who erects, constructs,
460 alters or repairs a building or structure in violation of the approved construction
461 documents or directive of the building official, or of a permit or certificate issued
462 under the provisions of this code, shall be subject to CMC Chapter 1.08. An
463 investigation fee, in addition to the permit fee, shall be collected whether or not a
464 permit is then or subsequently issued. The investigation fee shall be at least
465 equal to the minimum investigation fee set forth in the adopted fee schedule and
466 shall not exceed five times the permit fee required by this code. The payment of
467 such investigation fee shall not exempt any person from compliance with all other
468 provisions of this code nor from any penalty prescribed by law.

469 **6. California Residential Code Chapter Section R313.1 is amended to read as**
470 **follows:**

471 **R313.1 Townhouse automatic fire sprinkler systems.** An automatic
472 residential fire sprinkler system shall be installed throughout all townhouses.

473 **Exceptions:**

- 474 1. An automatic residential fire sprinkler system shall not be required where
475 additions or alterations are made to existing townhouses that do not have
476 an automatic residential fire sprinkler system installed.
- 477 2. Detached Group U occupancies of 1,000 sq. ft. or less in floor area.
- 478 3. Detached pool houses of 1,000 sq. ft. or less in floor area within 50 feet of
479 the pool and limited to a single bathroom.
- 480 4. A room above a detached garage used for storage only that does not
481 contain a bathroom, cooking or refrigeration facilities or connections for
482 such facilities.
- 483 5. Carports of non-combustible construction.

484 **7. California Residential Code Chapter 1 Section R313.2 is amended to read**
485 **as follows:**

486 **R313.2 One- and two-family dwellings automatic fire sprinkler systems.** An
487 automatic sprinkler system shall be installed ~~at~~throughout all one- and two-family
488 dwellings.

489 **Exceptions:**

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

500 **Chapter 15.16**

501 **ELECTRICAL CODE**

502 **15.16.010 Electrical Code**

503 California Code of Regulations Title 24, Part 3: California Electrical Code, 2016 Edition,
504 as published by the National Fire Protection Agency, otherwise identified as the
505 National Electrical Code, 2014 Edition, is adopted and made a part of this Title by
506 reference.

507 **Chapter 15.20**

508 **MECHANICAL CODE**

509 **15.20.010 Mechanical Code**

510 California Code of Regulations Title 24, Part 4: 2016 California Mechanical Code, along
511 with Appendix Chapter D, and based on the 2015 Uniform Mechanical Code, is adopted
512 and made a part of this Title by reference.

513 **Chapter 15.24**

514 **PLUMBING CODE**

515 **15.24.010 Plumbing Code**

516 California Code of Regulations Title 24, Part 5: 2016 California Plumbing Code, along
517 with with Appendix A (Recommended Rules for Sizing the Water Supply System),
518 Appendix B (Explanatory Notes on Combination Waste and Vent System), Appendix D
519 (Sizing Storm Water Drainage System), Appendix I (Installation Standards) and

520 Appendix K (Potable Rainwater Catchment Systems), based on the 2015 Uniform
521 Plumbing Code, is adopted and made a part of this Title by reference.

522 **Chapter 15.28**
523 **ENERGY CODE**

524 **15.28.010 Energy Code**

525 California Code of Regulations Title 24, Part 6: 2016 California Energy Code, as
526 published by the California Building Standards Commission, is adopted and made a part
527 of this Title by reference.

528 **Chapter 15.32**
529 **HISTORICAL BUILDING CODE**

530 **15.32.010 Historical Building Code**

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

534 **Chapter 15.36**
535 **FIRE CODE**

536 **Sections:**

- 537 15.36.010 Fire Code
- 538 15.36.020 Definitions
- 539 15.36.030 Amendments
- 540 15.36.040 Establishment of limits

541 **15.36.010 Fire Code**

542 California Code of Regulations Title 24, Part 9: 2016 California Fire Code, along with
543 Appendix Chapter 4 (Special Detailed Requirements Based on Use and Occupancy),
544 Appendices B and BB (Fire Flow Requirements for Buildings), Appendices C and CC
545 (Fire Hydrant Locations and Distribution), Appendix D (Fire Apparatus Access Roads),
546 Appendix E (Hazard Categories), Appendix F (Hazard Ranking), Appendix G
547 (Cryogenic Fluids – Weight and Volume Equivalents), Appendix H (Hazardous Materials
548 Management Plans and Hazardous Inventory Statements), Appendix I (Fire Protection
549 Systems – Noncompliant Conditions), Appendix J (Building Information Sign), Appendix
550 K (Construction Requirements for Existing Ambulatory Care Facilities) and Appendix N
551 (Temporary Haunted Houses, Ghost Walks and Similar Amusement Uses), based on
552 the 2015 International Fire Code, is adopted with the following amendments and made
553 a part of this Title by reference.

554 **15.36.020 Definitions**

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

558 **15.36.030 Amendments**

559 The California Fire Code is amended as follows, where additions are denoted by
560 underlining and deletions are noted by strikeout.

561 **1. Section 105.6 is amended to read as follows:**

562 **105.6 Required Operational Permits.** The fire code official is authorized to
563 issue operational permits for operations set forth in Sections 105.6.1 through
564 105.6.49.

565 **2. California Fire Code Section 105.6.50 is added as follows:**

566 **105.6.50 Local permits.** In addition to the permits required by Section 105.6, the
567 following permits shall be obtained from the City of Calistoga Fire Department
568 prior to engaging in the following activities, operations, practices or functions:

- 569 1. Apartment house, hotel, or motel. An operational permit is required to
570 operate an apartment house, hotel or motel.
- 571 2. Care facilities. An operational permit is required to operate a care facility
572 as listed:
 - 573 a. Day care with an occupant load greater than six (6) persons.
 - 574 b. Residential or commercial institutional care facility. Occupancies
575 complying with Health and Safety Code Section 13235 are exempt.
- 576 3. Emergency Responder Radio System. An operational permit is required to
577 operate an Emergency Responder Radio System.
- 578 4. High rise occupancy. An operational permit is required to operate a high
579 rise building as defined in California Code of Regulations Title 24, Part 2.
- 580 5. Model rockets rental, sale or operation. An operational permit is required
581 to operate, manufacture, import, export, possess, store, rent or sell model
582 rockets as defined by Health and Safety Code Section 12519.
- 583 6. Agricultural burning.

584 **3. California Fire Code Section 109.4 is amended to read as follows:**

585 **109.4 Violation penalties.** In accordance with the provisions of CMC Chapter
586 1.08 and this code, any persons who violate a provision of this code or fail to
587 comply with any of the requirements thereof or who erect, install, alter, repair, or
588 do work in violation of the approved construction documents or directive of the
589 fire code official, or of a permit or certification used under provisions of this code,
590 or any person operating or maintaining any occupancy, premises, or vehicle
591 subject to this code, fire and life safety provisions of the California Building Code,
592 or allow any fire hazard to exist on premises under their control or who fail to take
593 immediate action to abate a fire hazard when ordered or notified to do so by the
594 fire code official or authorized designee shall be subject to CMC Chapter 1.08.

595 The imposition of one penalty of any violation shall not excuse the violation or
596 permit it to continue. All such persons shall be required to correct or remedy such
597 violations or defects within a reasonable time. When not otherwise specified,

598 each day that a violation continues after due notice has been served shall be
599 deemed a separate offense.

600 **4. California Fire Code Section 109.5 is added as follows:**

601 **109.5 Authority to issue citations.** The Fire Code Official is authorized to issue
602 a citation to persons operating or maintaining an occupancy, premise, or vehicle
603 subject to this code, who allows a hazard to exist or fail to take immediate action
604 to abate a hazard on such occupancy, premises, or vehicle when ordered or
605 notified to do so.

606 **5. California Fire Code Section 111.4 is added as follows:**

607 **111.4 Failure to comply.** Any person who shall continue any work after having
608 been served with a stop work order, except such work as that person is directed
609 to perform to remove a violation or unsafe condition, shall be subject to a penalty
610 as prescribed in CMC Chapter 1.08.

611 **6. California Fire Code Section 201.5 is added as follows:**

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

615 **Section 202, General Definitions**

616 **7. The following are added to California Fire Code Section 202, General**
617 **Definitions:**

618 **FIRE MARSHAL.** Where the party responsible for the enforcement of the
619 2016 California Fire Code and 2015 International Fire Code is given the
620 title of “fire marshal,” add the following definition: Is the Fire Chief or Fire
621 Code Official for the City of Calistoga Fire Department.

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

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

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

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

637 **8. The following definition included in California Fire Code Section 202,**
638 **General Definitions, is amended to read as follows:**

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

642 **9. California Fire Code Section 304.1.2.1 is added as follows:**

643 **304.1.2.1 Vegetation on non-developed parcel.** Any non-developed parcel
644 that is next to a developed parcel shall maintain a minimum 20 feet of vegetation
645 clearance on the property line adjacent to any structure on the developed parcel.

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

648 **10. California Fire Code Section 307.1.2 is added as follows:**

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

651 Exceptions:

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

658 **11. California Fire Code Section 401.3.2.1 is added as follows:**

659 **401.3.2.1 Unwarranted alarm notification.** Notification of emergency
660 responders based on an unwarranted alarm may be punishable by a fine in
661 accordance with the adopted fee schedule. In addition, the responsible party may
662 be liable for the operational and administrative costs incurred from the
663 emergency response or mitigation procedures resulting from an unwarranted
664 alarm notification.

665 **12. California Fire Code Section 503.3 is amended as follows:**

666 **503.3 Marking.** Where required by the fire code official, approved signs or other
667 approved notices or markings that include the words NO PARKING – FIRE LANE
668 in accordance with the California Vehicle Code shall be provided for fire
669 apparatus access roads to identify such roads or prohibit the obstruction thereof.
670 The means by which fire lanes are designated shall be maintained in a clean and
671 legible condition at all times and be replaced or repaired when necessary to
672 provide adequate visibility.

673 **13. California Fire Code Section 505.1 is amended as follows:**

674 **505.1 Address identification.** New and existing buildings shall be provided with
675 approved and maintained address identification.

676 The address identification shall be legible and placed in a position that is visible
677 from the street or road fronting the property.

678 Address identification characters shall contrast with their background.

679 Address numbers shall be Arabic numerals or alphabetic letters. Numbers shall
680 not be spelled out. ~~Each character shall be a minimum of 4 inches (102 mm) high~~
681 ~~with a minimum stroke width of ½ inch (12.7 mm).~~ Character size and stroke
682 shall be in accordance with Section 505.1.1 through 505.1.2.

683 Address identification shall be illuminated and when attached to a dwelling, shall
684 be hard-wired to the dwelling's electrical system.

685 Where required by the fire code official, address identification shall be provided in
686 additional approved locations to facilitate emergency response in accordance
687 with this code and Section 501.3. Where access is by means of a private road
688 and the building cannot be viewed from the public way or when determined by
689 the fire code official, a monument, pole, or other approved illuminated sign or
690 means shall be used to identify the structure.

691 **14. California Fire Code Section 505.1.1 is added as follows:**

692 **505.1.1 Numbers for one- and two- family dwellings.** Each address
693 identification character shall be not less than four (4) inches high with a minimum
694 stroke width of one-half (0.5) inch.

695 **15. California Fire Code Section 505.1.2 is added as follows:**

696 **505.1.2 Numbers for other than one- and two-family dwellings.** Each
697 address identification character shall be not less than twelve (12) inches high
698 with a minimum stroke width of one (1) inch. Suite and unit directional numbers
699 shall be not less than six (6) inches high with a minimum stroke width of three-
700 quarter (0.75) inch.

701 **16. California Fire Code Section 505.1.3 is added as follows:**

702 **505.1.3 Complex directory.** Where two or more buildings cannot be viewed
703 from the public way or when determined by the fire code official, an illuminated
704 complex directory, monument, pole, sign or other approved means shall be used
705 to identify the structures at the main entrances to the property.

706 **17. California Fire Code Section 507.5.1.1 is added as follows:**

707 **507.5.1.1 Hydrant for fire department connections.** Buildings equipped with a
708 water-based fire protection system installed in accordance with Sections 903
709 through 905 shall have a fire hydrant within 100 feet of the fire department
710 connections, or as approved by the fire code official. (Also see Section 912.2).

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

712 **19. California Fire Code Section 903.2 is amended to read as follows:**

713 **903.2 Where required.** Approved automatic sprinkler systems in new buildings
714 and structures shall be provided in the locations described in Sections 903.2.1
715 through 903.2.12.

716 Exceptions:

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

724 **20. California Fire Code Section 903.2.1 is amended to read as follows:**

725 **903.2.1 Group A.** An automatic sprinkler system shall be provided throughout
726 buildings containing a Group A occupancy.

727 **21. California Fire Code Sections 903.2.1.1 through 903.2.1.5 are deleted.**

728 **22. California Fire Code Section 903.2.1.6 is renumbered and amended to read**
729 **as follows:**

730 **903.2.1.1 Assembly occupancies on roofs.** Where an occupied roof has an
731 assembly occupancy with an occupant load exceeding 100 for Group A-2 or 300
732 for other Group A Occupancies, ~~all floors between the occupied roof and the~~
733 ~~level of exit discharge shall be equipped with an automatic sprinkler system~~ shall
734 be provided throughout the building in accordance with Section 903.3.1.1 or
735 903.3.1.2.

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

737 **23. California Fire Code Section 903.2.1.7 is deleted.**

738 **24. California Fire Code Section 903.2.2 is amended to read as follows:**

739 **903.2.2 Ambulatory care facilities.** An automatic sprinkler system shall be
740 installed throughout buildings containing an ambulatory care facility.

741 **25. California Fire Code Section 903.2.3 is amended to read as follows:**

742 **903.2.3 Group E.** An automatic sprinkler system shall be installed throughout
743 buildings containing a Group E occupancy.

744 **26. California Fire Code Section 903.2.4 is amended to read as follows:**

745 **903.2.4 Group F.** An automatic sprinkler system shall be provided throughout
746 buildings containing a Group F occupancy.

747 **27. California Fire Code Section 903.2.4.1 Woodworking operations is deleted.**

748 **28. California Fire Code Section 903.2.5.3 is amended to read as follows:**

749 **903.2.5.3 Pyroxylin plastics.** An automatic sprinkler system shall be provided
750 ~~in throughout buildings, or portions thereof,~~ where cellulose nitrate film or
751 pyroxylin plastics are manufactured, stored or handled in quantities exceeding
752 100 pounds (45 kg).

- 753 **29. California Fire Code Section 903.2.7 is amended to read as follows:**
754 **903.2.7 Group M.** An automatic sprinkler system shall be provided throughout
755 buildings containing a Group M occupancy where gross floor area exceeds 500
756 square feet (4.64 m²).
- 757 **30. California Fire Code Section 903.2.9 is amended to read as follows:**
758 **903.2.9 Group S-4.** An automatic sprinkler system shall be provided throughout
759 all buildings containing a Group S-4 occupancy.
- 760 **31. California Fire Code Sections 903.2.9.1 through 903.2.9.2 are deleted.**
- 761 **32. California Fire Code Section 903.2.10 is amended to read as follows:**
762 **903.2.10 Group B.** An automatic sprinkler system shall be provided throughout
763 all buildings containing a Group B occupancy.
- 764 **33. California Fire Code Section 903.2.10.1 is deleted.**
- 765 **34. California Fire Code Section 903.2.11 is amended to read as follows:**
766 **903.2.11 Specific buildings areas and hazards.** In all occupancies other than
767 detached Group U occupancies not greater than 1,000 square feet (92.8 m²), an
768 automatic sprinkler system shall be installed ~~for building design or hazard~~ in the
769 locations set forth in Sections 903.2.11.1 through 903.2.11.8.
- 770 **35. California Fire Code Section 903.2.11.3 exceptions #1 and #2 are deleted.**
- 771 **36. California Fire Code Section 903.2.11.7 is added as follows:**
772 **903.2.11.7 Undetermined use design.** Automatic sprinkler systems installed in
773 buildings or structures of undetermined use shall be designed and installed to
774 have a minimum density of .33 gallons per minute per square foot over a
775 minimum design area of 3,000 square feet (278.7 m²).
- 776 **37. California Fire Code Section 903.2.11.8 is added as follows:**
777 **903.2.11.8 High-piled storage.** An automatic sprinkler system shall be provided
778 throughout as required in California Fire Code Chapter 32 in all buildings where
779 storage is in high-pile or rack storage arrays.
- 780 **38. California Fire Code Section 903.2.20 is added as follows:**
781 **903.2.20 Additions.** An automatic sprinkler system shall be installed throughout
782 any existing commercial or residential building when the floor area of the addition
783 (including mezzanines) within any three-year period exceeds 50% of the existing
784 floor area of the building or when an additional story is added.
- 785 **39. California Fire Code Section 903.2.21 is added as follows:**
786 **903.2.21 Alterations or Repairs.** For alterations or repairs to an existing
787 building involving demolition of more than 50% of the existing floor area or
788 removal of 50% or more of the existing ceiling material, the building shall meet
789 the sprinkler requirements for a newly constructed building.

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

792 **40. California Fire Code Section 903.2.22 is added as follows:**

793 **903.2.22 Change in Occupancy.** For any change of occupancy when the
794 proposed new occupancy classification is more hazardous based on a fire and
795 life safety evaluation by the fire code official and building code official, including
796 conversions of buildings to single-family residences, accessory dwelling units,
797 bed and breakfasts, inns, lodging houses or congregate residences for 10 or
798 fewer persons or other similar uses, an automatic fire sprinkler shall be installed
799 throughout.

800 **41. California Fire Code Section 903.6 is amended to read as follows:**

801 **903.6 Where required in existing buildings and structures.** An automatic
802 sprinkler system shall be provided in ~~in~~ throughout existing buildings and structures
803 where required in Chapter 11.

804 **42. California Fire Code Section 903.4.2 is amended to read as follows:**

805 **903.4.2 Alarms.** One exterior approved audible and visual device, located on the
806 exterior of the building in an approved location, shall be connected to each
807 automatic sprinkler system. Such sprinkler water-flow alarm devices shall be
808 activated by water flow equivalent to the flow of a single sprinkler of the smallest
809 orifice size installed in the system. Where a fire alarm system is installed,
810 actuation of the automatic sprinkler system shall actuate the building fire alarm
811 system. ~~Visible alarm notification appliances shall not be required except when~~
812 ~~required by Section 907.~~

813 **43. California Fire Code Section 904.12 is amended to read as follows:**

814 **904.12 Commercial cooking systems.** Commercial cooking equipment that
815 produces grease-laden vapors shall be provided with a Type I Hood, in
816 accordance with the California Mechanical Code, NFPA 96, and an automatic fire
817 extinguishing system that is listed and labeled for its intended use as follows:

- 818 1. Wet chemical extinguishing system, complying with UL 300.
- 819 2. Carbon dioxide extinguishing system.
- 820 3. Automatic fire sprinkler systems.

821 All existing dry chemical and wet chemical extinguishing systems shall comply
822 with UL 300.

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

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

829 Exception: Factory-built commercial cooking recirculating systems that are
830 tested, listed, labeled and installed in accordance with UL 710B and ~~listed,~~
831 ~~labeled and installed in accordance with the California Mechanical Code and~~
832 NFPA 96.

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

834 **905.3.1. (2)** Buildings that are ~~four~~ three or more stories in height.

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

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

837 **47. California Fire Code Sections 1103.3 through 1103.5.4 are deleted.**

838 **48. California Fire Code Section 3101.1 is amended to read as follows:**

839 **3101.1 Scope.** Tents, umbrella structures, temporary stage canopies and
840 membrane structures shall comply with this chapter. The provisions of Section
841 3103 are applicable only to temporary tents, umbrella structures, and membrane
842 structures. The provisions of Section 3104 are applicable to temporary and
843 permanent tents, umbrella structures, and membrane structures. Other
844 temporary structures shall comply with the California Building Code.

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

849 Exceptions:

- 850 1. Tents, umbrella structures, awnings or other fabric enclosures used to
851 cover or enclose private swimming pools and similar facilities on the
852 premises of private one- and two-family dwellings.
- 853 2. Tents used to conduct committal services on the grounds of a cemetery.
- 854 3. Tents, umbrella structures, awnings or other fabric enclosures erected and
855 used within a sound stage, or other similar structural enclosure which is
856 equipped with an overhead automatic sprinkler system.
- 857 4. Tensioned membrane roof materials supported by ridged frames or
858 installed on a mast and cable system provided such structures conform to
859 the requirements of one of the types of construction as described in these
860 regulations.
- 861 5. Fabric structures which are part of mobile homes, recreational vehicles, or
862 commercial coaches governed by the provisions of Division 13, Part 2,
863 Health and Safety Code (Department of Housing and Community
864 Development).

865 **49. California Fire Code Section 5601.1.6 is added as follows:**

866 **5601.1.6 Sale, use or discharge of fireworks prohibited – exception.** Except
867 for firework displays authorized pursuant to this section, it is unlawful for any
868 person to possess, store, offer or expose for sale, sell at retail, give away or in

869 any manner dispose of any fireworks, or to use, explode, or otherwise discharge
870 any fireworks.

871 **50. California Fire Code Section 5601.2.5 is added as follows:**

872 **Section 5601.2.5 Limits Established by Law.** The limits referred to in Chapter
873 56 of the California Fire Code, in which storage of explosives and blasting agents
874 is prohibited, are hereby established as follows: Storage is prohibited in all areas
875 of the City unless a permit is issued by the fire code official.

876 **51. California Fire Code Section 5701.6 is added as follows:**

877 **5701.6 Establishment of limits**

878 **Establishment of Limits of Districts in which the Storage of Hazardous**
879 **Materials is Prohibited:**

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

884 **Establishment of Limits of Districts in which the Storage of Compressed**
885 **Gases is Prohibited:**

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

890 **Establishment of Limits of Districts in which Storage of Explosives and**
891 **Blasting Agents is Prohibited:**

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

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

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

902 **Establishment of Limits of Districts in which Storage of Liquefied**
903 **Petroleum Gas is Prohibited:**

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

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Chapter 15.44
GREEN BUILDING STANDARDS

15.44.010 Green Building Standards

California Code of Regulations Title 24 Part 11: 2016 California Green Building Standards Code, as adopted by the California Building Standards Commission, is adopted and made a part of this Title by reference.

Chapter 15.48
REFERENCED STANDARDS

15.48.010 Referenced Standards

California Code of Regulations Title 24 Part 12: 2016 California Referenced Standards Code, as adopted by the California Building Standards Commission, is adopted and made a part of this Title by reference.

SECTION FIVE

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

SECTION SIX

Severability. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase thereof irrespective of the fact that any one or more subsections, subdivisions, paragraphs, sentences, clauses, or phrases be declared unconstitutional, or invalid, or ineffective.

SECTION SEVEN

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

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

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AYES:
NOES:
ABSTAIN:
ABSENT:

Chris Canning, Mayor

ATTEST:

Kathy Flamson, City Clerk

draft