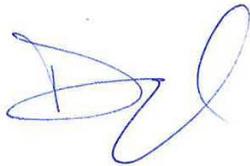


City of Calistoga

Staff Report

TO Honorable Mayor and City Council
FROM Lynn Goldberg, Planning and Building Director
DATE December 6, 2016
SUBJECT **Second Reading of Ordinance 727, 2016 California Building Standards Code Adoption**

APPROVAL FOR FORWARDING:



Dylan Feik, City Manager

1 **ISSUE:** An ordinance repealing Calistoga Municipal Code Chapters 15.01 General
 2 Provisions, 15.04 Administrative Code, 15.08 Building Code, 15.12 Residential Code,
 3 15.16 Electrical Code, 15.20 Mechanical Code, 15.24 Plumbing Code, 15.28 Energy
 4 Code, 15.32 Historical Building Code, 15.36 Fire Code, 15.40 Existing Building Code,
 5 15.44 Green Building Standards and 15.48 Referenced Standards of Title 15, Building
 6 Standards Codes, and adopting the 2016 California Building Standards Code, Title 24,
 7 as adopted by the California State Building Standards Commission, with local
 8 amendments

9 **RECOMMENDATION:** Adopt Ordinance No. 727 as submitted.

10 **BACKGROUND:** On November 15, 2016, the City Council held a public hearing to
 11 consider repealing the 2013 Building Standards Code and adopting the 2016 California
 12 Building Standards Code.

13 At the conclusion of the hearing, the City Council introduced and waived the first
 14 reading of the ordinance as presented, with the addition of language that the Fire Code
 15 Official must be a full time fire official. This change is reflected in the attached ordinance
 16 (Line 620).

17 **DISCUSSION**

- 18 • Fire sprinkler system requirements for one- and two-family dwellings

19 At the November 15th hearing, Councilmember Kraus expressed concern that the
20 proposed amendment to California Residential Code Chapter 1 Section R313.2
21 regarding automatic fire sprinkler system requirements for one- and two-family dwellings
22 did not refer to the NFPA 13-D standard.

23 Staff has verified that a subsection to Section 313.2 includes a reference to this
24 standard that would apply:

25 *R313.2.1. Design and installation. Automatic residential fire sprinkler*
26 *systems shall be designed and installed in accordance with Section*
27 *R313.3 or NFPA 13D.*

28 Therefore, no amendment to this section of the ordinance is necessary.

- 29 • Fire sprinkler system requirements for accessory dwelling units

30 Recent state legislation¹ that will take effect on January 1, 2017 prohibits the City from
31 requiring fire sprinklers in a new accessory dwelling unit if they are not required for the
32 existing primary residence on the property. Revisions were made to the appropriate
33 code sections to reflect this prohibition.

ATTACHMENT

1. Ordinance No. 727

¹ SB 1069 and AB 2299

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

Chapter 15.01

GENERAL PROVISIONS

Sections:

- 136 15.01.010 Scope
- 137 15.01.020 Building Division

15.01.010 Scope

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

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.

Chapter 15.04

ADMINISTRATIVE CODE

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.

Chapter 15.08

BUILDING CODE

Sections:

- 158 15.08.010 Building Code.
- 159 15.08.020 Amendments.

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 903.1.2 is added as follows:**

273 **903.1.2 Additions.** An automatic sprinkler system shall be installed throughout
274 any existing commercial or residential building when the floor area of the addition
275 (including mezzanines) within any three-year period exceeds 50% of the existing
276 floor area of the building or when an additional story is added

277 Exception to this Section: Work associated with the creation of an
278 accessory dwelling unit, as defined by Govt. Code 65852.2.

279 **12. California Building Code Section 903.1.3 is added as follows:**

280 **903.1.3 Alterations or Repairs.** For alterations or repairs to an existing building
281 involving demolition of more than 50% of the existing floor area or removal of
282 50% or more of the existing ceiling material, the building shall meet the sprinkler
283 requirements for a newly constructed building.

284 Exceptions to this Section:

285 One-time alterations made solely for the purpose of complying with the
286 Americans with Disabilities Act.

287 Work associated with the creation of an accessory dwelling unit, as
288 defined by Govt. Code 65852.2.

289 **13. California Building Code Section 903.2 is amended to read as follows:**

290 **903.2 Where required.** Approved automatic sprinkler systems in new buildings
291 and structures shall be provided in the locations described in Sections 903.2.1
292 through 903.2.2049.

293 Exceptions:

- 294 1. Agricultural buildings as approved by the fire code official.
295 2. Detached pool houses accessory to Group R-3 not classified as a dwelling
296 unit and not exceeding 1,000 square feet (9.28 m²) in gross floor area within
297 50 feet of the pool and limited to a single bathroom.
298 3. Detached non-combustible motor vehicle fuel dispensing canopies.
299 4. Detached Group U Occupancies not greater than 1,000 square feet (9.28 m²).

300 **14. California Building Code Section 903.2.1 is amended to read as follows:**

301 **903.2.1 Group A.** An automatic sprinkler system shall be provided throughout
302 buildings containing a Group A occupancy.

303 **15. California Building Code Sections 903.2.1.1 through 903.2.1.5 are deleted.**

304 **16. California Building Code Section 903.2.1.6 is renumbered and amended to**
305 **read as follows:**

306 **903.2.1.1 Assembly occupancies on roofs.** Where an occupied roof has an
307 assembly occupancy with an occupant load exceeding 100 for Group A-2 and
308 300 for other Group A Occupancies, ~~all floors between the occupied roof and the~~
309 ~~level of exit discharge shall be equipped with an automatic sprinkler system~~ shall
310 be provided throughout the building in accordance with Section 903.3.1.1 or
311 903.3.1.2.

312 **17. California Building Code Section 903.2.1.7 is deleted.**

313 **18. California Building Code Section 903.2.2 is amended to read as follows:**

314 **903.2.2 Ambulatory care facilities.** An automatic sprinkler system shall be
315 installed throughout buildings containing an ambulatory care facility.

316 **19. California Building Code Section 903.2.3 is amended to read as follows:**

317 **903.2.3 Group E.** An automatic sprinkler system shall be installed throughout
318 buildings containing a Group E occupancy. For public school state-funded
319 construction projects see Section 903.2.19.

320 **20. California Building Code Section 903.2.4 is amended to read as follows:**

321 **903.2.4 Group F.** An automatic sprinkler system shall be provided throughout
322 buildings containing a Group F occupancy.

323 **21. California Building Code Section 903.2.4.1 is deleted.**

- 324 **22. California Building Code Section 903.2.5.3 is amended to read as follows:**
325 **903.2.5.3 Pyroxylin plastics.** An automatic sprinkler system shall be
326 provided ~~in throughout buildings, or portions thereof,~~ where cellulose nitrate film
327 or pyroxylin plastics are manufactured, stored or handled in quantities exceeding
328 100 pounds (45 kg).
- 329 **23. California Building Code Section 903.2.7 is amended to read as follows:**
330 **903.2.7 Group M.** An automatic sprinkler system shall be provided throughout
331 buildings containing a Group M occupancy where gross floor area exceeds 500
332 square feet (46.4 m²).
- 333 **24. California Building Code Section 903.2.8.1 is amended to read as follows:**
334 **903.2.8.1 Group R-3.** An automatic sprinkler system installed in accordance
335 with Section 903.3.1.3 shall be ~~permitted in Group R-3 occupancies provided~~
336 throughout all one- and two-family dwellings regardless of square footage in
337 accordance with the California Residential Code.
- 338 **25. California Building Code Section 903.2.9 is amended to read as follows:**
339 **903.2.9 Group S.** An automatic sprinkler system shall be provided throughout all
340 buildings containing a Group S occupancy.
- 341 **26. California Building Code Sections 903.2.9.1 through 903.2.9.2 are deleted.**
- 342 **27. California Building Code Section 903.2.10.1 is deleted.**
- 343 **28. California Building Code Section 903.2.11 is amended to read as follows:**
344 **903.2.11 Specific buildings areas and hazards.** In all occupancies other
345 than detached Group U occupancies not greater than 1,000 square feet (928
346 m²), an automatic sprinkler system shall be installed for building design or
347 hazards in the locations set forth in Sections 903.2.11.1 through 903.2.11.68.
- 348 **29. California Building Code Section 903.2.11.3 exceptions #1 and #2 are**
349 **deleted.**
- 350 **30. California Building Code Section 903.2.11.7 is added as follows:**
351 **903.2.11.7 Undetermined use design.** Automatic sprinkler systems installed in
352 buildings or structures of undetermined use shall be designed and installed to
353 have a minimum density of .33 gallons per minute per square foot over a
354 minimum design area of 3,000 square feet (278.4 m²).
- 355 **31. California Building Code Section 903.2.11.8 is added as follows:**
356 **903.2.11.8 High-piled storage.** An automatic sprinkler system shall be provided
357 throughout as required in California Fire Code Chapter 32 in all buildings where
358 storage is in high-pile or rack storage arrays.
- 359 **32. California Building Code Section 903.2.20 is added as follows:**
360 **903.2.20 Group B.** An automatic sprinkler system shall be provided throughout
361 all buildings containing a Group B occupancy.

362 **33. California Building Code Section 903.4.2 is amended to read as follows:**

363 **903.4.2 Alarms.** One exterior approved audible and visual device, located on the
364 exterior of the building in an approved location, shall be connected to each
365 automatic sprinkler system. Such sprinkler water-flow alarm devices shall be
366 activated by water flow equivalent to the flow of a single sprinkler of the smallest
367 orifice size installed in the system. Where a fire alarm system is installed,
368 actuation of the automatic sprinkler system shall actuate the building fire alarm
369 system. ~~Visible alarm notification appliances shall not be required except when~~
370 ~~required by Section 907.~~

371 **34. California Building Code Section 904.12 is amended to read as follows:**

372 **904.12 Commercial cooking systems.** Commercial cooking equipment that
373 produce grease-laden vapors shall be provided with a Type I Hood, in
374 accordance with the California Mechanical Code, NFPA 96, and an automatic fire
375 extinguishing system that is listed and labeled for its intended use as follows:

- 376 1. Wet chemical extinguishing system, complying with UL 300.
- 377 2. Carbon dioxide extinguishing systems.
- 378 3. Automatic fire sprinkler systems.

379 All existing dry chemical and wet chemical extinguishing systems shall comply
380 with UL 300.

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

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

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

391 **35. California Building Code Section 905.3.1 item #2 is amended to read as**
392 **follows:**

393 **905.3.1. #2.** Buildings that are ~~four~~ three or more stories in height.

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

395 **37. California Building Code Section 912.2 is amended to read as follows:**

396 **912.2 Location.** With respect to hydrants, driveways, buildings and landscaping,
397 fire department connections shall be so located that fire apparatus and hose
398 connected to supply the system will not obstruct access to the buildings for other
399 fire apparatus. The location of fire department connections shall be within 100
400 feet of a fire hydrant or approved by the fire chief/code official (Also see Section
401 507.5.1.1).

402 **38. California Building Code Appendix J 110.1 is amended to read as follows:**

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

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

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

411 **Chapter 15.12**
412 **RESIDENTIAL CODE**

413 **Sections:**

- 414 15.12.010 Residential Code.
415 15.12.020 Amendments.

416 **15.12.010 Residential Code**

417 California Code of Regulations Title 24, Part 2.5: California Residential Building Code
418 2016 Edition, with Appendix A (Sizing and Capacities of Gas Piping), Appendix B
419 (Sizing of Venting), Appendix D (Safety Inspection of Existing Appliances), Appendix E
420 (Manufactured Housing Used As Dwellings), Appendix F (Radon Control Methods),
421 Appendix G (Swimming Pools, Spas and Hot Tubs), Appendix H (Patio Covers),
422 Appendix J (Existing Buildings and Structures) Appendix N (Venting Methods),
423 Appendix O (Automatic Vehicular Gates) and Appendix P (Sizing of Water Piping
424 System), based on the 2015 International Residential Code, is adopted with the
425 following amendments and made a part of this Title by reference.

426 **15.12.020 Amendments**

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

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

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

- 431 1. One-story detached accessory buildings used as tool and storage sheds,
432 playhouses, and similar uses, provided that the floor area does not exceed
433 120 square feet (11.15 m²). The height of the one-story detached
434 accessory building shall not exceed 12 feet at any point.

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

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

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

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

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

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

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

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

475 **R108.8 Violation penalties.** Any person who violates a provision of this code or
476 fails to comply with any of the requirements thereof or who erects, constructs,
477 alters or repairs a building or structure in violation of the approved construction
478 documents or directive of the building official, or of a permit or certificate issued
479 under the provisions of this code, shall be subject to CMC Chapter 1.08. An
480 investigation fee, in addition to the permit fee, shall be collected whether or not a
481 permit is then or subsequently issued. The investigation fee shall be at least
482 equal to the minimum investigation fee set forth in the adopted fee schedule and
483 shall not exceed five times the permit fee required by this code. The payment of

484 such investigation fee shall not exempt any person from compliance with all other
485 provisions of this code nor from any penalty prescribed by law.

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

488 **R313.1 Townhouse automatic fire sprinkler systems.** An automatic
489 residential fire sprinkler system shall be installed ~~in~~throughout all townhouses.

490 **Exceptions:**

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

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

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

506 **Exceptions:**

- 507 1. An automatic residential fire sprinkler system shall not be required for an
508 accessory dwelling unit, as defined by Govt. Code 65852.2 where
509 additions or alterations are made to existing buildings that are not already
510 provided with an automatic residential fire sprinkler system.
- 511 2. Detached Group U occupancies up to 1,000 sq. ft. in floor area.
- 512 3. Detached pool houses up to 1,000 sq. ft. in floor area within 50 feet of the
513 pool and limited to a single bathroom.
- 514 4. A room above a detached garage used for storage only that does not
515 contain a bathroom, cooking or refrigeration facilities or connections for
516 such facilities.
- 517 5. Carports of non-combustible construction.

518 **8. California Residential Code Chapter 1 Section R313.2.2 is added as follows:**

519 **R313.2.2 Additions.** An automatic sprinkler system shall be installed throughout
520 any existing residential building when the floor area of the addition (including
521 mezzanines) within any three-year period exceeds 50% of the existing floor area
522 of the building or when an additional story is added.

523 **9. California Residential Code Chapter 1 Section R313.2.3 is added as follows:**
524 **R313.2.3 Alterations or Repairs.** For alterations or repairs to an existing
525 building involving demolition of more than 50% of the existing floor area or
526 removal of 50% or more of the existing ceiling material, the building shall meet
527 the sprinkler requirements for a newly-constructed building.

528 **Chapter 15.16**
529 **ELECTRICAL CODE**

530 **15.16.010 Electrical Code**

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

535 **Chapter 15.20**
536 **MECHANICAL CODE**

537 **15.20.010 Mechanical Code**

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

541 **Chapter 15.24**
542 **PLUMBING CODE**

543 **15.24.010 Plumbing Code**

544 California Code of Regulations Title 24, Part 5: 2016 California Plumbing Code, along
545 with with Appendix A (Recommended Rules for Sizing the Water Supply System),
546 Appendix B (Explanatory Notes on Combination Waste and Vent System), Appendix D
547 (Sizing Storm Water Drainage System), Appendix I (Installation Standards) and
548 Appendix K (Potable Rainwater Catchment Systems), based on the 2015 Uniform
549 Plumbing Code, is adopted and made a part of this Title by reference.

550 **Chapter 15.28**
551 **ENERGY CODE**

552 **15.28.010 Energy Code**

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

556 **Chapter 15.32**
557 **HISTORICAL BUILDING CODE**

558 **15.32.010 Historical Building Code**

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

562 **Chapter 15.36**

563 **FIRE CODE**

564 **Sections:**

- 565 15.36.010 Fire Code
- 566 15.36.020 Definitions
- 567 15.36.030 Amendments
- 568 15.36.040 Establishment of limits

569 **15.36.010 Fire Code**

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

582 **15.36.020 Definitions**

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

586 **15.36.030 Amendments**

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

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

590 **105.6 Required Operational Permits.** The fire code official is authorized to
591 issue operational permits for operations set forth in Sections 105.6.1 through
592 105.6.49.

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

594 **105.6.50 Local permits.** In addition to the permits required by Section 105.6, the
595 following permits shall be obtained from the City of Calistoga Fire Department
596 prior to engaging in the following activities, operations, practices or functions:

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

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

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

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

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

629 **109.5 Authority to issue citations.** The Fire Code Official is authorized to issue
630 a citation to persons operating or maintaining an occupancy, premise, or vehicle
631 subject to this code, who allows a hazard to exist or fail to take immediate action
632 to abate a hazard on such occupancy, premises, or vehicle when ordered or
633 notified to do so.

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

635 **111.4 Failure to comply.** Any person who shall continue any work after having
636 been served with a stop work order, except such work as that person is directed

637 to perform to remove a violation or unsafe condition, shall be subject to a penalty
638 as prescribed in CMC Chapter 1.08.

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

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

643 **Section 202, General Definitions**

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

646 **FIRE MARSHAL.** Where the party responsible for the enforcement of the
647 2016 California Fire Code and 2015 International Fire Code is given the
648 title of “fire marshal,” add the following definition: Is the full-time Fire Chief
649 or Fire Code Official for the City of Calistoga Fire Department.

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

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

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

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

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

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

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

671 **304.1.2.1 Vegetation on non-developed parcel.** Any non-developed parcel
672 that is next to a developed parcel shall maintain a minimum 20 feet of vegetation
673 clearance on the property line adjacent to any structure on the developed parcel.

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

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

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

679 Exceptions:

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

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

687 **401.3.2.1 Unwarranted alarm notification.** Notification of emergency
688 responders based on an unwarranted alarm may be punishable by a fine in
689 accordance with the adopted fee schedule. In addition, the responsible party may
690 be liable for the operational and administrative costs incurred from the
691 emergency response or mitigation procedures resulting from an unwarranted
692 alarm notification.

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

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

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

702 **505.1 Address identification.** New and existing buildings shall be provided with
703 approved and maintained address identification.

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

706 Address identification characters shall contrast with their background.

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

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

713 Where required by the fire code official, address identification shall be provided in
714 additional approved locations to facilitate emergency response in accordance
715 with this code and Section 501.3. Where access is by means of a private road
716 and the building cannot be viewed from the public way or when determined by

717 the fire code official, a monument, pole, or other approved illuminated sign or
718 means shall be used to identify the structure.

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

720 **505.1.1 Numbers for one- and two- family dwellings.** Each address
721 identification character shall be not less than four (4) inches high with a minimum
722 stroke width of one-half (0.5) inch.

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

724 **505.1.2 Numbers for other than one- and two-family dwellings.** Each
725 address identification character shall be not less than twelve (12) inches high
726 with a minimum stroke width of one (1) inch. Suite and unit directional numbers
727 shall be not less than six (6) inches high with a minimum stroke width of three-
728 quarter (0.75) inch.

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

730 **505.1.3 Complex directory.** Where two or more buildings cannot be viewed
731 from the public way or when determined by the fire code official, an illuminated
732 complex directory, monument, pole, sign or other approved means shall be used
733 to identify the structures at the main entrances to the property.

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

735 **507.5.1.1 Hydrant for fire department connections.** Buildings equipped with a
736 water-based fire protection system installed in accordance with Sections 903
737 through 905 shall have a fire hydrant within 100 feet of the fire department
738 connections, or as approved by the fire code official. (Also see Section 912.2).

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

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

741 **903.2 Where required.** Approved automatic sprinkler systems in new buildings
742 and structures shall be provided in the locations described in Sections 903.2.1
743 through 903.2.12.

744 Exceptions:

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

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

753 **903.2.1 Group A.** An automatic sprinkler system shall be provided throughout
754 buildings containing a Group A occupancy.

- 755 **21. California Fire Code Sections 903.2.1.1 through 903.2.1.5 are deleted.**
- 756 **22. California Fire Code Section 903.2.1.6 is renumbered and amended to read**
757 **as follows:**
- 758 **903.2.1.1 Assembly occupancies on roofs.** Where an occupied roof has an
759 assembly occupancy with an occupant load exceeding 100 for Group A-2 or 300
760 for other Group A Occupancies, ~~all floors between the occupied roof and the~~
761 ~~level of exit discharge shall be equipped with an automatic sprinkler system~~ shall
762 be provided throughout the building in accordance with Section 903.3.1.1 or
763 903.3.1.2.
- 764 ~~**Exception:** Open parking garages of Type 1 or Type 2 construction.~~
- 765 **23. California Fire Code Section 903.2.1.7 is deleted.**
- 766 **24. California Fire Code Section 903.2.2 is amended to read as follows:**
- 767 **903.2.2 Ambulatory care facilities.** An automatic sprinkler system shall be
768 installed throughout buildings containing an ambulatory care facility.
- 769 **25. California Fire Code Section 903.2.3 is amended to read as follows:**
- 770 **903.2.3 Group E.** An automatic sprinkler system shall be installed throughout
771 buildings containing a Group E occupancy.
- 772 **26. California Fire Code Section 903.2.4 is amended to read as follows:**
- 773 **903.2.4 Group F.** An automatic sprinkler system shall be provided throughout
774 buildings containing a Group F occupancy.
- 775 **27. California Fire Code Section 903.2.4.1 Woodworking operations is deleted.**
- 776 **28. California Fire Code Section 903.2.5.3 is amended to read as follows:**
- 777 **903.2.5.3 Pyroxylin plastics.** An automatic sprinkler system shall be
778 provided ~~in throughout buildings, or portions thereof,~~ where cellulose nitrate film
779 or pyroxylin plastics are manufactured, stored or handled in quantities exceeding
780 100 pounds (45 kg).
- 781 **29. California Fire Code Section 903.2.7 is amended to read as follows:**
- 782 **903.2.7 Group M.** An automatic sprinkler system shall be provided throughout
783 buildings containing a Group M occupancy where gross floor area exceeds 500
784 square feet (4.64 m²).
- 785 **30. California Fire Code Section 903.2.9 is amended to read as follows:**
- 786 **903.2.9 Group S-4.** An automatic sprinkler system shall be provided throughout
787 all buildings containing a Group S-4 occupancy.
- 788 **31. California Fire Code Sections 903.2.9.1 through 903.2.9.2 are deleted.**
- 789 **32. California Fire Code Section 903.2.10 is amended to read as follows:**
- 790 **903.2.10 Group B.** An automatic sprinkler system shall be provided throughout
791 all buildings containing a Group B occupancy.

- 792 **33. California Fire Code Section 903.2.10.1 is deleted.**
- 793 **34. California Fire Code Section 903.2.11 is amended to read as follows:**
- 794 **903.2.11 Specific buildings areas and hazards.** In all occupancies other
795 than detached Group U occupancies not greater than 1,000 square feet (92.8
796 m²), an automatic sprinkler system shall be installed ~~for building design or~~
797 ~~hazard~~ in the locations set forth in Sections 903.2.11.1 through 903.2.11.8.
- 798 **35. California Fire Code Section 903.2.11.3 exceptions #1 and #2 are deleted.**
- 799 **36. California Fire Code Section 903.2.11.7 is added as follows:**
- 800 **903.2.11.7 Undetermined use design.** Automatic sprinkler systems installed in
801 buildings or structures of undetermined use shall be designed and installed to
802 have a minimum density of .33 gallons per minute per square foot over a
803 minimum design area of 3,000 square feet (278.7 m²).
- 804 **37. California Fire Code Section 903.2.11.8 is added as follows:**
- 805 **903.2.11.8 High-piled storage.** An automatic sprinkler system shall be provided
806 throughout as required in California Fire Code Chapter 32 in all buildings where
807 storage is in high-pile or rack storage arrays.
- 808 **38. California Fire Code Section 903.2.20 is added as follows:**
- 809 **903.2.20 Additions.** An automatic sprinkler system shall be installed throughout
810 any existing commercial or residential building when the floor area of the addition
811 (including mezzanines) within any three-year period exceeds 50% of the existing
812 floor area of the building or when an additional story is added
- 813 Exception to this Section: Work associated with the creation of an
814 accessory dwelling unit, as defined by Govt. Code 65852.2.
- 815 **39. California Fire Code Section 903.2.21 is added as follows:**
- 816 **903.2.21 Alterations or Repairs.** For alterations or repairs to an existing
817 building involving demolition of more than 50% of the existing floor area or
818 removal of 50% or more of the existing ceiling material, the building shall meet
819 the sprinkler requirements for a newly constructed building.
- 820 Exceptions to this Section:
- 821 One-time alterations made solely for the purpose of complying with the
822 Americans with Disabilities Act.
- 823 Work associated with the creation of an accessory dwelling unit, as
824 defined by Govt. Code 65852.2.
- 825 **40. California Fire Code Section 903.2.22 is added as follows:**
- 826 **903.2.22 Change in Occupancy.** For any change of occupancy when the
827 proposed new occupancy classification is more hazardous based on a fire and
828 life safety evaluation by the fire code official and building code official, including
829 conversions of buildings to single-family residences, accessory dwelling units,
830 bed and breakfasts, inns, lodging houses or congregate residences for 10 or

831 fewer persons or other similar uses, an automatic fire sprinkler shall be installed
832 throughout.

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

834 **903.6 Where required in existing buildings and structures.** An automatic
835 sprinkler system shall be provided in throughout existing buildings and structures
836 where required in Chapter 11.

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

838 **903.4.2 Alarms.** One exterior approved audible and visual device, located on the
839 exterior of the building in an approved location, shall be connected to each
840 automatic sprinkler system. Such sprinkler water-flow alarm devices shall be
841 activated by water flow equivalent to the flow of a single sprinkler of the smallest
842 orifice size installed in the system. Where a fire alarm system is installed,
843 actuation of the automatic sprinkler system shall actuate the building fire alarm
844 system. ~~Visible alarm notification appliances shall not be required except when~~
845 ~~required by Section 907.~~

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

847 **904.12 Commercial cooking systems.** Commercial cooking equipment that
848 produces grease-laden vapors shall be provided with a Type I Hood, in
849 accordance with the California Mechanical Code, NFPA 96, and an automatic fire
850 extinguishing system that is listed and labeled for its intended use as follows:

- 851 1. Wet chemical extinguishing system, complying with UL 300.
- 852 2. Carbon dioxide extinguishing system.
- 853 3. Automatic fire sprinkler systems.

854 All existing dry chemical and wet chemical extinguishing systems shall comply
855 with UL 300.

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

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

862 Exception: Factory-built commercial cooking recirculating systems that are
863 tested, listed, labeled and installed in accordance with UL 710B and ~~listed,~~
864 ~~labeled and installed in accordance with the California Mechanical Code and~~
865 NFPA 96.

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

867 **905.3.1. (2)** Buildings that are ~~four~~ three or more stories in height.

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

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

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

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

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

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

882 Exceptions:

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

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

899 **5601.1.6 Sale, use or discharge of fireworks prohibited – exception.** Except
900 for firework displays authorized pursuant to this section, it is unlawful for any
901 person to possess, store, offer or expose for sale, sell at retail, give away or in
902 any manner dispose of any fireworks, or to use, explode, or otherwise discharge
903 any fireworks.

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

905 **Section 5601.2.5 Limits Established by Law.** The limits referred to in Chapter
906 56 of the California Fire Code, in which storage of explosives and blasting agents
907 is prohibited, are hereby established as follows: Storage is prohibited in all areas
908 of the City unless a permit is issued by the fire code official.

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

910 **5701.6 Establishment of limits**

911 **Establishment of Limits of Districts in which the Storage of Hazardous**
912 **Materials is Prohibited:**

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

917 **Establishment of Limits of Districts in which the Storage of Compressed**
918 **Gases is Prohibited:**

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

923 **Establishment of Limits of Districts in which Storage of Explosives and**
924 **Blasting Agents is Prohibited:**

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

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

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

935 **Establishment of Limits of Districts in which Storage of Liquefied**
936 **Petroleum Gas is Prohibited:**

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

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

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

- 947 **52. California Fire Code Section 5706.2.4.4 is added as follows:**
948 **Section 5706.2.4.4 Establishment of Limits of Districts in which Storage of**
949 **Liquefied Petroleum Gases is Prohibited.** The limits referred to in Chapter 57
950 of the California Fire Code, in which storage of liquefied petroleum gas is
951 prohibited, are hereby established as follows: Storage is prohibited in all areas of
952 the city unless a permit is issued by the fire code official.
- 953 **53. California Fire Code Section 6104.2 is amended as follows:**
954 **Section 6104.2 Maximum capacity within established limits.** Within the limits
955 established by law restricting the storage of liquefied petroleum gas for the
956 protection of heavily populated or congested areas, the aggregate capacity of
957 any one installation shall not exceed a water capacity of 2,000 (7570 L) 500
958 gallons (1893 L) ~~(see Section 3 of the Sample legislation for Adoption of the~~
959 ~~California Code on page xxi).~~
- 960 **54. California Fire Code Section C102 is amended by adding the following**
961 **section:**
962 **C102.2 Fire Department Connections.** A fire hydrant shall be located within 50
963 feet of all Fire Department Connections (FDC), or as approved by the fire code
964 official.
- 965 **55. California Fire Code Section D107.1 is amended to read as follows:**
966 **D107.1 One- or two-family dwelling residential developments.** Develop-
967 ments of one- or two-family dwellings where the number of dwelling units
968 exceeds 2030 shall be provided with two separate and approved fire apparatus
969 access roads, and shall meet the requirements of Section D104.3.
- 970 **Exceptions 1 and 2 are deleted.**

971 **Chapter 15.40**

972 **EXISTING BUILDING CODE**

973 **15.40.010 Existing Building Code**

974 California Code of Regulations Title 24 Part 10: 2016 California Existing Building Code,
975 based on the 2015 International Existing Building Code, is adopted and made a part of
976 this Title by reference.

977 **Chapter 15.44**

978 **GREEN BUILDING STANDARDS**

979 **15.44.010 Green Building Standards**

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

983 **Chapter 15.48**

984 **REFERENCED STANDARDS**

985 **15.48.010 Referenced Standards**

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

989 **SECTION FIVE**

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

996 **SECTION SIX**

997 Severability. If any section, subsection, subdivision, paragraph, sentence,
998 clause, or phrase in this ordinance or any part thereof is for any reason held to be
999 unconstitutional or invalid or ineffective by any court of competent jurisdiction, such
1000 decision shall not affect the validity or effectiveness of the remaining portions of this
1001 ordinance or any part thereof. The City Council hereby declares that it would have
1002 passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase
1003 thereof irrespective of the fact that any one or more subsections, subdivisions,
1004 paragraphs, sentences, clauses, or phrases be declared unconstitutional, or invalid, or
1005 ineffective.

1006 **SECTION SEVEN**

1007 Effective Date. **This ordinance shall take effect January 1, 2017.** Before the
1008 expiration of fifteen (15) days after its passage by the City Council, the City Clerk shall
1009 cause to be published a summary of this ordinance in a newspaper of general
1010 circulation published and circulated in the city of Calistoga.

1011 THIS ORDINANCE was introduced with the first reading waived at the City
1012 Council meeting of the **15th day of November, 2016** and was passed and adopted at a
1013 regular meeting of the City Council on **the 6th day of December, 2016**, by the following
1014 vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Chris Canning, Mayor

ATTEST:

Kathy Flamson, City Clerk