



City of Calistoga

2016 Building Standards Code Amendments

The City of Calistoga has adopted the following local amendments to the 2016 California Building Standards Code, where wording additions are denoted by underlining and deletions are noted by strikeout.

Chapter 15.08

BUILDING CODE

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

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

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

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

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

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

Section 109.7 Re-inspections. A re-inspection fee may be assessed for each re-inspection when such portion of work for which inspection is called is not complete, corrections called for are not made, the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, access is not provided on the date for which inspection is requested, or for deviations from plans requiring the approval of the building official. This section is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspections under the above

circumstances. To obtain a re-inspection, the applicant shall pay the re-inspection fee adopted by City Council resolution. In instances where re-inspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

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

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

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

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

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

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

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

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

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

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

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

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

Address identification characters shall contrast with their background.

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

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

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

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

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

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

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

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

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

11. California Building Code Section 903.1.2 is added as follows:

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

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

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

903.1.3 Alterations or Repairs. For alterations or repairs to an existing building involving demolition of more than 50% of the existing floor area or removal of

50% or more of the existing ceiling material, the building shall meet the sprinkler requirements for a newly constructed building.

Exceptions to this Section:

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

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

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

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

Exceptions:

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

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

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

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

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

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

17. California Building Code Section 903.2.1.7 is deleted.

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

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

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

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

20. **California Building Code Section 903.2.4 is amended to read as follows:**
903.2.4 Group F. An automatic sprinkler system shall be provided throughout buildings containing a Group F occupancy.
21. **California Building Code Section 903.2.4.1 is deleted.**
22. **California Building Code Section 903.2.5.3 is amended to read as follows:**
903.2.5.3 Pyroxylin plastics. An automatic sprinkler system shall be provided ~~in throughout buildings, or portions thereof,~~ where cellulose nitrate film or pyroxylin plastics are manufactured, stored or handled in quantities exceeding 100 pounds (45 kg).
23. **California Building Code Section 903.2.7 is amended to read as follows:**
903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where gross floor area exceeds 500 square feet (46.4 m²).
24. **California Building Code Section 903.2.8.1 is amended to read as follows:**
903.2.8.1 Group R-3. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be ~~permitted in Group R-3 occupancies provided~~ throughout all one- and two-family dwellings regardless of square footage in accordance with the California Residential Code.
25. **California Building Code Section 903.2.9 is amended to read as follows:**
903.2.9 Group S. An automatic sprinkler system shall be provided throughout all buildings containing a Group S occupancy.
26. **California Building Code Sections 903.2.9.1 through 903.2.9.2 are deleted.**
27. **California Building Code Section 903.2.10.1 is deleted.**
28. **California Building Code Section 903.2.11 is amended to read as follows:**
903.2.11 Specific buildings areas and hazards. In all occupancies other than detached Group U occupancies not greater than 1,000 square feet (928 m²), an automatic sprinkler system shall be installed for building design or hazards in the locations set forth in Sections 903.2.11.1 through 903.2.11.68.
29. **California Building Code Section 903.2.11.3 exceptions #1 and #2 are deleted.**
30. **California Building Code Section 903.2.11.7 is added as follows:**
903.2.11.7 Undetermined use design. Automatic sprinkler systems installed in buildings or structures of undetermined use shall be designed and installed to have a minimum density of .33 gallons per minute per square foot over a minimum design area of 3,000 square feet (278.4 m²).
31. **California Building Code Section 903.2.11.8 is added as follows:**
903.2.11.8 High-piled storage. An automatic sprinkler system shall be provided throughout as required in California Fire Code Chapter 32 in all buildings where storage is in high-pile or rack storage arrays.

32. **California Building Code Section 903.2.20 is added as follows:**
903.2.20 Group B. An automatic sprinkler system shall be provided throughout all buildings containing a Group B occupancy.
33. **California Building Code Section 903.4.2 is amended to read as follows:**
903.4.2 Alarms. One exterior approved audible and visual device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system. ~~Visible alarm notification appliances shall not be required except when required by Section 907.~~
34. **California Building Code Section 904.12 is amended to read as follows:**
904.12 Commercial cooking systems. Commercial cooking equipment that produce grease-laden vapors shall be provided with a Type I Hood, in accordance with the California Mechanical Code, NFPA 96, and an automatic fire extinguishing system that is listed and labeled for its intended use as follows:
1. Wet chemical extinguishing system, complying with UL 300.
 2. Carbon dioxide extinguishing systems.
 3. Automatic fire sprinkler systems.
- All existing dry chemical and wet chemical extinguishing systems shall comply with UL 300.
- Exception: Public schools kitchens, without deep-fat fryers, shall be upgraded to a UL 300-compliant system during state-funded modernization projects that are under the jurisdiction of the Division of the State Architect.
- All systems shall be installed in accordance with the California Mechanical Code, NFPA 96, appropriate adopted standards, their listing and the manufacturer's installation instructions.
- Exception: Factory-built commercial cooking recirculating systems that are tested, listed, labeled and installed in accordance with UL 710B and ~~listed, labeled and installed~~ in accordance with ~~Section 304.1~~ of the California Mechanical Code and NFPA 96.
35. **California Building Code Section 905.3.1 item #2 is amended to read as follows:**
905.3.1. #2. Buildings that are ~~four~~ three or more stories in height.
36. **California Building Code Section 905.9 exception #2 is deleted.**
37. **California Building Code Section 912.2 is amended to read as follows:**
912.2 Location. With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of fire department connections shall be within 100

feet of a fire hydrant or approved by the fire chief code official (Also see Section 507.5.1.1).

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

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

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

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

Chapter 15.12

RESIDENTIAL CODE

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

R105.2 Work exempt from permit; Building.

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

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

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

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

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

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

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

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

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

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

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

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

Exceptions:

1. An automatic residential fire sprinkler system shall not be required where additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.
2. Detached Group U occupancies of 1,000 sq. ft. or less in floor area.
3. Detached pool houses of 1,000 sq. ft. or less in floor area within 50 feet of the pool and limited to a single bathroom.

4. A room above a detached garage used for storage only that does not contain a bathroom, cooking or refrigeration facilities or connections for such facilities.
5. Carports of non-combustible construction.
7. **California Residential Code Chapter 1 Section R313.2 is amended to read as follows:**

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

Exceptions:

 1. An automatic residential fire sprinkler system shall not be required for an accessory dwelling unit, as defined by Govt. Code 65852.2 where additions or alterations are made to existing buildings that are not already provided with an automatic residential fire sprinkler system.
 2. Detached Group U occupancies up to 1,000 sq. ft. in floor area.
 3. Detached pool houses up to 1,000 sq. ft. in floor area within 50 feet of the pool and limited to a single bathroom.
 4. A room above a detached garage used for storage only that does not contain a bathroom, cooking or refrigeration facilities or connections for such facilities.
 5. Carports of non-combustible construction.
8. **California Residential Code Chapter 1 Section R313.2.2 is added as follows:**

R313.2.2 Additions. An automatic sprinkler system shall be installed throughout any existing residential building when the floor area of the addition (including mezzanines) within any three-year period exceeds 50% of the existing floor area of the building or when an additional story is added.
9. **California Residential Code Chapter 1 Section R313.2.3 is added as follows:**

R313.2.3 Alterations or Repairs. For alterations or repairs to an existing building involving demolition of more than 50% of the existing floor area or removal of 50% or more of the existing ceiling material, the building shall meet the sprinkler requirements for a newly-constructed building.

Chapter 15.36

FIRE CODE

15.36.020 Definitions

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

15.36.030 Amendments

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

1. Section 105.6 is amended to read as follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 202, General Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

Exceptions:

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

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

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

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

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

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

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

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

Address identification characters shall contrast with their background.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Exceptions:

1. Agricultural buildings as approved by the Fire Code Official.

2. Detached pool houses accessory to Group R-3 not classified as a dwelling unit and not exceeding 1,000 square feet (9.28 m²) in gross floor area within 50 feet of the pool and limited to a single bathroom.
 3. Detached non-combustible motor vehicle fuel dispensing canopies.
 4. Detached Group U Occupancies not greater than 1,000 square feet (9.28 m²).
20. **California Fire Code Section 903.2.1 is amended to read as follows:**
903.2.1 Group A. An automatic sprinkler system shall be provided throughout buildings containing a Group A occupancy.
21. **California Fire Code Sections 903.2.1.1 through 903.2.1.5 are deleted.**
22. **California Fire Code Section 903.2.1.6 is renumbered and amended to read as follows:**
903.2.1.1 Assembly occupancies on roofs. Where an occupied roof has an assembly occupancy with an occupant load exceeding 100 for Group A-2 or 300 for other Group A Occupancies, ~~all floors between the occupied roof and the level of exit discharge shall be equipped with an automatic sprinkler system~~ shall be provided throughout the building in accordance with Section 903.3.1.1 or 903.3.1.2.
~~**Exception:** Open parking garages of Type 1 or Type 2 construction.~~
23. **California Fire Code Section 903.2.1.7 is deleted.**
24. **California Fire Code Section 903.2.2 is amended to read as follows:**
903.2.2 Ambulatory care facilities. An automatic sprinkler system shall be installed throughout buildings containing an ambulatory care facility.
25. **California Fire Code Section 903.2.3 is amended to read as follows:**
903.2.3 Group E. An automatic sprinkler system shall be installed throughout buildings containing a Group E occupancy.
26. **California Fire Code Section 903.2.4 is amended to read as follows:**
903.2.4 Group F. An automatic sprinkler system shall be provided throughout buildings containing a Group F occupancy.
27. **California Fire Code Section 903.2.4.1 Woodworking operations is deleted.**
28. **California Fire Code Section 903.2.5.3 is amended to read as follows:**
903.2.5.3 Pyroxylin plastics. An automatic sprinkler system shall be provided ~~in throughout buildings, or portions thereof,~~ where cellulose nitrate film or pyroxylin plastics are manufactured, stored or handled in quantities exceeding 100 pounds (45 kg).
29. **California Fire Code Section 903.2.7 is amended to read as follows:**
903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where gross floor area exceeds 500 square feet (4.64 m²).

30. **California Fire Code Section 903.2.9 is amended to read as follows:**
903.2.9 Group S-4. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-4 occupancy.
31. **California Fire Code Sections 903.2.9.1 through 903.2.9.2 are deleted.**
32. **California Fire Code Section 903.2.10 is amended to read as follows:**
903.2.10 Group B. An automatic sprinkler system shall be provided throughout all buildings containing a Group B occupancy.
33. **California Fire Code Section 903.2.10.1 is deleted.**
34. **California Fire Code Section 903.2.11 is amended to read as follows:**
903.2.11 Specific buildings areas and hazards. In all occupancies other than detached Group U occupancies not greater than 1,000 square feet (92.8 m²), an automatic sprinkler system shall be installed ~~for building design or hazard~~ in the locations set forth in Sections 903.2.11.1 through 903.2.11.8.
35. **California Fire Code Section 903.2.11.3 exceptions #1 and #2 are deleted.**
36. **California Fire Code Section 903.2.11.7 is added as follows:**
903.2.11.7 Undetermined use design. Automatic sprinkler systems installed in buildings or structures of undetermined use shall be designed and installed to have a minimum density of .33 gallons per minute per square foot over a minimum design area of 3,000 square feet (278.7 m²).
37. **California Fire Code Section 903.2.11.8 is added as follows:**
903.2.11.8 High-piled storage. An automatic sprinkler system shall be provided throughout as required in California Fire Code Chapter 32 in all buildings where storage is in high-pile or rack storage arrays.
38. **California Fire Code Section 903.2.20 is added as follows:**
903.2.20 Additions. An automatic sprinkler system shall be installed throughout any existing commercial or residential building when the floor area of the addition (including mezzanines) within any three-year period exceeds 50% of the existing floor area of the building or when an additional story is added
- Exception to this Section: Work associated with the creation of an accessory dwelling unit, as defined by Govt. Code 65852.2.
39. **California Fire Code Section 903.2.21 is added as follows:**
903.2.21 Alterations or Repairs. For alterations or repairs to an existing building involving demolition of more than 50% of the existing floor area or removal of 50% or more of the existing ceiling material, the building shall meet the sprinkler requirements for a newly constructed building.
- Exceptions to this Section:
One-time alterations made solely for the purpose of complying with the Americans with Disabilities Act.
Work associated with the creation of an accessory dwelling unit, as defined by Govt. Code 65852.2.

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

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

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

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

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

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

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

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

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

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

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

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

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

- 44. **California Fire Code Section 905.3.1 item #2 is amended to read as follows:**
905.3.1. (2) Buildings that are ~~four~~ three or more stories in height.
- 45. **California Fire Code Section 905.9 exception #2 is deleted.**
- 46. **California Fire Code Section 1103.2 Item #1 is deleted.**
- 47. **California Fire Code Sections 1103.3 through 1103.5.4 are deleted.**
- 48. **California Fire Code Section 3101.1 is amended to read as follows:**

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

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

Exceptions:

- 1. Tents, umbrella structures, awnings or other fabric enclosures used to cover or enclose private swimming pools and similar facilities on the premises of private one- and two-family dwellings.
 - 2. Tents used to conduct committal services on the grounds of a cemetery.
 - 3. Tents, umbrella structures, awnings or other fabric enclosures erected and used within a sound stage, or other similar structural enclosure which is equipped with an overhead automatic sprinkler system.
 - 4. Tensioned membrane roof materials supported by ridged frames or installed on a mast and cable system provided such structures conform to the requirements of one of the types of construction as described in these regulations.
 - 5. Fabric structures which are part of mobile homes, recreational vehicles, or commercial coaches governed by the provisions of Division 13, Part 2, Health and Safety Code (Department of Housing and Community Development).
- 49. **California Fire Code Section 5601.1.6 is added as follows:**
5601.1.6 Sale, use or discharge of fireworks prohibited – exception. Except for firework displays authorized pursuant to this section, it is unlawful for any person to possess, store, offer or expose for sale, sell at retail, give away or in any manner dispose of any fireworks, or to use, explode, or otherwise discharge any fireworks.

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

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

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

5701.6 Establishment of limits

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

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

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

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

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

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

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

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

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

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

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

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

52. California Fire Code Section 5706.2.4.4 is added as follows:

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

53. California Fire Code Section 6104.2 is amended as follows:

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

54. California Fire Code Section C102 is amended by adding the following section:

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

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

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

Exceptions 1 and 2 are deleted.