

**Chapter 15.01**  
**GENERAL PROVISIONS**

**Sections:**

- 15.01.010 Scope  
15.01.020 Building Division

**15.01.010 Scope**

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

**15.01.020 Building Division**

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

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

**Chapter 15.04**  
**ADMINISTRATIVE CODE**

**15.04.010 Administrative Code**

Adoption of California Code of Regulations Title 24, Part 1: California Administrative Code. 2022 Edition, as published by the California Building Standards Commission is adopted and made a part of this Title by reference.

**Chapter 15.08**  
**BUILDING CODE**

**Sections:**

- 15.08.010 Building Code.  
15.08.015 Definitions  
15.08.020 Amendments.

**15.08.010 Building Code**

For the purpose of establishing proper regulations for building construction, the California Code of Regulations Title 24 Part 2 Volumes 1 and 2 and the current edition of the International Building Code, the 2018 Edition Volumes 1 and 2 and its Appendix C, Agricultural Buildings; Appendix H, Signs; Appendix I, Patio Covers, Appendix J, Grading; and Appendix O, Emergency Housing thereof as published by the International Code Council, are adopted with the following amendments and made a part of this Title by reference.

**15.08.020 Amendments**

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

**A. Part 1 – Scope and Application**

***California Building Code Section 105.2 is amended 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 m<sup>2</sup>). 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 (6)** 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.

**Part 2 – Administration and Enforcement**

***California Building Code Section 109.4 is amended 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 established 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 the City. 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.

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

**Section 109.7 Re-inspections.** 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 deviations 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 City. 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.

***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.

**B. CHAPTER 2 DEFINITIONS**

***The following definition in California Building Code Chapter 2 is amended 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.

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

**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.

**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.

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

***California Building Code Section 502.1 is amended as follows:***

**502.1 Address identification.** New and existing buildings shall be provided with approved 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 1/2 inch (12.7 mm).~~ Character size and stroke shall be in accordance with Section 502.2.1 and 502.2.2.

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. 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.

Address identification shall be maintained.

***Building Code Section 502.2.1 is added as follows:***

**502.2.1 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.

***Building Code Section 502.2.2 is added as follows:***

**502.2.2 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.

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

**502.3 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.

**D. CHAPTER 9 FIRE PROTECTION SYSTEMS**

***Building Code Section 903.1.2 is added as follows:***

**903.1.2 Alterations or Repairs.** For alterations or repairs that qualify as a substantial remodel, the building shall meet the fire sprinkler requirements for a newly-constructed building. See definition of Substantial Remodel (Section 15.12.015).

***Building Code Section 903.2 is amended as follows:***

**903.2 Where required.** Approved automatic fire sprinkler systems shall be provided in the locations described in Sections 903.2.1 through 903.2.12 and in items 1-5 below:

1. Newly constructed buildings or facilities, except detached Group U occupancies not more than one thousand (1,000) square feet in floor area and provided with exterior wall and opening protection as per Table 602 of the California Building Code.
2. Newly created, attached, accessory dwelling units which meet the definition of a substantial remodel.
3. All other existing buildings, fire sprinkler systems may be required by the fire chief in accordance with the following:

3.1 All buildings where improvements occur during any three (3) year period which cumulatively meet the definition of a substantial remodel.

3.2. All buildings, except R-3 occupancies, in excess of three thousand (3,000) square feet which have more than ten percent (10%) floor area added within any three (3) year period. Exceptions may be granted by the fire chief when alternate means of protection are installed as approved by the fire code official.

3.3. A change in the use of a building that results in a higher fire or life safety hazard when the square footage of the area changing use is more than 50% of the square footage of the existing building.

3.4. Where fire sprinklers are required by provisions of this code, they shall be extended throughout the building.

4. All public storage facilities. Exceptions may be granted by the fire chief when alternate means of protection are installed as approved by the fire code official.

5. All tunnels used for the transportation of people or any type of vehicle.

The requirements for fire sprinkler systems in this code section are not meant to disallow the provisions for area increase, height increase, or fire-resistive-rated substitution if otherwise allowed by this code.

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 or junior accessory dwelling unit, as defined by Govt. Code 65852.2. and 65852.22, if fire sprinklers are not required for the primary residence.

***California Building Code Section 903.2 is amended 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 903.2.2012.

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 m<sup>2</sup>) 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 m<sup>2</sup>).

***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.

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

***California Building Code Section 903.2.1.6 is renumbered and amended 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.

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

***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.

***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.

***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.

***California Building Code Section 903.2.4.1 is 903.2.42 and 903.2.4.3***

***California Building Code Section 903.2.5 is amended to read as follows:***

**903.2.5 Group H.** An automatic sprinkler system shall be installed throughout buildings containing a Group H occupancy.

***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 m<sup>2</sup>).

***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 provided throughout all one- and two-family dwellings regardless of square footage in accordance with the California Residential Code.

***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.

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

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

**903.2.10 Group S2.** An automatic sprinkler system shall be provided throughout all buildings containing a Group S2 occupancy.

***California Building Code Section 903.2.11 is amended 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 m<sup>2</sup>), 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.

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

***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 m<sup>2</sup>).

***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.

***California Building Code Section 903.2.21 is added to read as follows:***

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

***California Building Code Section 903.4.2 is amended 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.~~

***California Building Code Section 904.13 is amended as follows:***

**904.13 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.~~

***California Building Code Section 905.3.1 item #2 is amended as follows:***

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

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

***California Building Code Section 912.2 is amended 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).

## **E. SECTION J110 EROSION CONTROL**

***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**

##### **Sections:**

- 15.12.010 Residential Code.
- 15.12.015 Definitions
- 15.12.020 Amendments.

##### **15.12.010 Residential Code**

California Code of Regulations Title 24, Part 2.5: California Residential Building Code 2022 Edition as published by the International Code Council, with Appendix AH (Patio Covers), Appendix AJ (Existing Buildings and Structures) Appendix AK (Sound Transmission), Appendix AQ (Tiny Houses), Appendix AR (Light Straw-Clay Construction), Appendix AS (Strawbale Construction), Appendix AT (Solar-Ready Provisions- Detached One & Two Family Dwellings and Townhouses) and Appendix AX (Emergency Housing), referred to as the “International Residential Code” or “IRC,” is adopted with the following amendments and made a part of this Title by reference.

### **15.12.015 Definitions**

**SUBSTANTIAL REMODEL.** Substantial remodel shall mean the alteration of any structure which combined with any additions to the structure, performed within any three (3) year period, affects a floor area which exceeds fifty percent (50%) of the existing floor area of the structure. When any changes are made in the building, such as walls, columns, beams or girders, floor or ceiling joists and coverings, roof rafters, roof diaphragms, foundations, piles or retaining walls or similar components, the floor area of all rooms affected by such changes shall be included in computing floor areas for purposes of applying this definition. This definition does not apply to the replacement and upgrading of residential roof coverings or exterior wall finishes.

### **15.12.020 Amendments**

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

#### **A. Division II Administration**

***Section R105.2, exception 1 is amended 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 m<sup>2</sup>). The height of the one-story detached accessory building shall not exceed 12 feet at any point.

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

10. ~~Platforms and decks not exceeding 200 square feet (18.58 m<sup>2</sup>) 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.~~

***California Residential Code Chapter 1 Section R108.6 is amended 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~~ 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.

***California Residential Code Chapter 1 Section R108.7 is added 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.

***California Residential Code Chapter 1 Section R108.8 is added 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.

**B. CHAPTER 3 BUILDING PLANNING**

***California Residential Code Chapter Section R313.1 is amended 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.

***California Residential Code Chapter 1 Section R313.2 is amended 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 where additions or alterations are made to existing buildings that are not already provided with an automatic residential fire sprinkler system.
2. Accessory Dwelling Unit, provided that all of the following are met:
  - 2.1 The unit meets the definition of an Accessory Dwelling Unit as defined in the Government Code Section 65852.2
  - 2.2 The existing primary residence does not have automatic fire sprinklers.
  - 2.3 The accessory detached dwelling unit does not exceed 1,200 square feet in size.
3. Detached Group U occupancies up to 1,000 sq. ft. in floor area.
4. Detached pool houses up to 1,000 sq. ft. in floor area within 50 feet of the pool and limited to a single bathroom.
5. 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.
6. Carports of non-combustible construction.

***California Residential Code Chapter 1 Section R313.2.3 is added as follows:***

**R313.2.3 Alterations or Repairs.** For alterations or repairs that qualify as a substantial remodel, the building shall meet the fire sprinkler requirements for a newly-constructed building. See definition of Substantial Remodel (Section 15.12.015).

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 or junior accessory dwelling unit, as defined by Govt. Code 65852.2. and 65852.22, if fire sprinklers are not required for the primary residence.

## Chapter 15.16 ELECTRICAL CODE

### 15.16.010 Electrical Code

### 15.16.020 Electric vehicle charging stations

California Code of Regulations Title 24, Part 3: The California Electrical Code, 2022 Edition, as published by National Fire Protection Agency, otherwise identified as the National Electrical Code, 2020 Edition, referred to as the “National Electrical Code” (NEC) is adopted and made a part of this Title by reference.

### 15.16.020 Electric vehicle charging stations

- A. Purpose. The purpose of this section is to promote and encourage the use of electric vehicles by creating an expedited, streamlined permitting process for electric vehicle charging stations while promoting public health and safety and preventing specific adverse impacts in the installation and use of such charging stations. This section is also intended to comply with California Government Code Section 65850.7.
- B. Definitions.  
For the purposes of this section, the following words and phrases shall be construed as defined in this section:
1. “Electric vehicle charging station” or “charging station” means any level of electric vehicle supply equipment station that is designed and built in compliance with Article 625 of the California Electrical Code, as it reads on the effective date of this section, and delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle.
  2. “Specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.
  3. “Electronic submittal” means the utilization of one or more of the following:
    - a. Electronic mail or email.
    - b. The internet.
    - c. Facsimile.
- C. Expedited Plan Check. Consistent with Government Code Section 65850.7, the Building Official shall implement an expedited, streamlined permitting process for electric vehicle charging stations, and adopt a checklist of all requirements with which electric vehicle charging stations shall comply with in order to be eligible for expedited review. The expedited, streamlined permitting process and checklist may refer to the recommendations contained in the most current version of the “Plug-In Electric Vehicle Infrastructure Permitting Checklist” of the “Zero-Emission Vehicles in California: Community Readiness Guidebook” as published by the Governor’s Office of Planning and Research. The City’s adopted checklist shall be published on the City’s website.
- D. Permit Application Processing.

1. Prior to submitting an application for processing, the applicant shall verify that the installation of an electric vehicle charging station will not have specific, adverse impact to public health and safety and building occupants. Verification by the applicant includes but is not limited to: electrical system capacity and loads; electrical system wiring, bonding and overcurrent protection; building infrastructure affected by charging station equipment and associated conduits; areas of charging station equipment and vehicle parking.
2. A permit application that satisfies the information requirements in the City's adopted checklist shall be deemed complete and be promptly processed. Upon confirmation by the Building Official that the permit application and supporting documents meets the requirements of the City-adopted checklist, and is consistent with all applicable laws and health and safety standards, the Building Official shall, consistent with Government Code Section 65850.7, approve the application and issue all necessary permits. Such approval does not authorize an applicant to energize or utilize the electric vehicle charging station until the associated building permit is finalized by the City. If the Building Official determines that the permit application is incomplete, they shall issue a written correction notice to the applicant, detailing all deficiencies in the application and any additional information required to be eligible for expedited permit issuance.
3. Consistent with Government Code Section 65850.7, the Building Official shall allow for electronic submittal of permit applications covered by this section and associated supporting documentations. In accepting such permit applications, the Building Official shall also accept electronic signatures on all forms, applications, and other documentation in lieu of a wet signature by any applicant.

E. Technical Review.

1. It is the intent of this section to encourage the installation of electric vehicle charging stations by removing obstacles to permitting for charging stations so long as the action does not supersede the Building Official's authority to address higher priority life-safety situations. If the Building Official makes a finding based on substantial evidence that the electric vehicle charging station could have a specific adverse impact upon the public health or safety, as defined in this section, the City may require the applicant to obtain approval of a use permit pursuant to Chapter 17.40.
2. In the technical review of a charging station, consistent with Government Code Section 65850.7, the Building Official shall not condition the approval for any electric vehicle charging station permit on the approval of such a system by an association, as that term is defined by Civil Code Section 4080.

F. Electric Vehicle Charging Station Installation Requirements.

1. Electric vehicle charging station equipment shall meet the requirements of the California Electrical Code, the Society of Automotive Engineers, the National Electrical Manufacturers Association, and accredited testing

laboratories such as Underwriters Laboratories, and rules of the Public Utilities Commission or a Municipal Electric Utility Company regarding safety and reliability.

2. Installation of electric vehicle charging stations and associated wiring, bonding, disconnecting means and overcurrent protective devices shall meet the requirements of Article 625 and all applicable provisions of the California Electrical Code.
3. Installation of electric vehicle charging stations shall be incorporated into the load calculations of all new or existing electrical services and shall meet the requirements of the California Electrical Code. Electric vehicle charging equipment shall be considered a continuous load.
4. Anchorage of either floor-mounted or wall-mounted electric vehicle charging stations shall meet the requirements of the California Building or Residential Code as applicable per occupancy, and the provisions of the manufacturer's installation instructions. Mounting of charging stations shall not adversely affect building elements.

#### **Chapter 15.20**

#### **MECHANICAL CODE**

##### **15.20.010 Mechanical Code**

California Code of Regulations Title 24, Part 4: The California Mechanical Code, 2022 Edition, as published by the International Association of Plumbing & Mechanical Officials, and otherwise identified as the Uniform Mechanical Code, 2021 Edition, and referred to as the "Uniform Mechanical Code" or "UMC," is adopted and made a part of this Title by reference.

#### **Chapter 15.24**

#### **PLUMBING CODE**

##### **15.24.010 Plumbing Code**

California Code of Regulations Title 24, Part 5: California Plumbing Code, 2022 Edition as published by the International Association of Plumbing & Mechanical Officials with Appendix A (Recommended Rules for Sizing the Water Supply System), Appendix B (Explanatory Notes on Combination Waste and Vent System), Appendix C (Alternate Plumbing Systems), Appendix D (Sizing Storm Water Drainage System), Appendix I (Installation Standards), and Appendix K (Potable Rainwater Catchment Systems), otherwise identified as the Uniform Plumbing Code, 2021 Edition, and referred to as the "Uniform Plumbing Code," or "UPC," is adopted and made a part of this Title by reference.

#### **Chapter 15.28**

#### **ENERGY CODE**

##### **15.28.010 Energy Code**

California Code of Regulations Title 24, Part 6: California Energy Code, 2022 Edition, as published by the International Code Council, is adopted and made a part of this Title by reference.

### **Chapter 15.32**

#### **HISTORICAL BUILDING CODE**

##### **15.32.010 Historical Building Code**

California Code of Regulations Title 24, Part 8: California Historical Building Code, 2022 Edition, as published by the California Building Standards Commission, is adopted and made a part of this Title by reference.

### **Chapter 15.36**

#### **FIRE CODE**

##### **Sections:**

- 15.36.010 Fire Code
- 15.36.020 Definitions
- 15.36.030 Amendments
- 15.36.040 Establishment of limits

##### **15.36.010 Fire Code**

California Code of Regulations Title 24, Part 9: 2022 California Fire Code including Appendix Chapter 4 (Special Detailed Requirements Based on Use and Occupancy), Appendices B and BB (Fire Flow Requirements for Buildings), Appendices C and CC (Fire Hydrant Locations and Distribution), Appendix D (Fire Apparatus Access Roads), Appendix E (Hazard Categories), Appendix F (Hazard Ranking), Appendix G (Cryogenic Fluids – Weight and Volume Equivalents), Appendix H (Hazardous Materials Management Plans and Hazardous Inventory Statements), Appendix I (Fire Protection Systems – Noncompliant Conditions), Appendix J (Building Information Sign), Appendix K (Construction Requirements for Existing Ambulatory Care Facilities), Appendix L (Requirements for Fire Fighter Air Replenishment Systems) and Appendix N (Indoor Trade Shows and Exhibitions), Appendix O (Temporary Haunted Houses, Ghost Walks and Similar Amusement Uses), referred to as the “International Fire Code” or “IFC,” is adopted with the following amendments and made a part of this Title by reference.

##### **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.”

**SUBSTANTIAL REMODEL.** Substantial remodel shall mean the alteration of any structure which combined with any additions to the structure, performed within any three (3) year period, affects a floor area which exceeds fifty percent (50%) of the existing floor area of the structure. When any changes are made in the building, such as walls, columns, beams or girders, floor or ceiling joists and coverings, roof rafters, roof diaphragms, foundations, piles or retaining walls or similar components, the floor area of

all rooms affected by such changes shall be included in computing floor areas for purposes of applying this definition. This definition does not apply to the replacement and upgrading of residential roof coverings or exterior wall finishes

### **15.36.030 Amendments**

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

#### **A. Division II Administration**

##### ***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.

##### ***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.

##### ***California Fire Code Section 110.4 is amended to read as follows:***

**110.4 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.

***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.

***California Fire Code Section 111.5 is added as follows:***

**111.5 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.

**B. CHAPTER 2 DEFINITIONS**

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

**Section 201.5** Wherever the word “jurisdiction” is used in the 2022 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).

***California Fire Code Section 202 is amended 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.

***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 Fire Chief or Fire Code Official for the City of Calistoga Fire Department.

**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.

**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.

**C. CHAPTER 3 GENERAL PRECAUTIONS**

***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.

***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.

**D. CHAPTER 4 EMERGENCY PLANNING AND PREPAREDNESS**

***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.

**E. CHAPTER 5 FIRE SERVICE FEATURES**

***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.

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

**505.1 Address identification.** New and existing buildings shall be provided with approved illuminated 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 ~~numbers~~ numerals or alphabetic letters. Numbers shall not be spelled out. ~~Each character shall be not less than 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 Sections 505.1.1 through 505.1.2. 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 505.1.3. 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 other means shall be used to identify the structure. Address identification shall be maintained.

***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.

***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.

***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.

***California Fire Code Section 507.5.1.1 is amended 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 ~~400~~50 feet of the fire department connections, or as approved by the fire code official. (Also see Section 912.2).

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

**F. CHAPTER 9 FIRE PROTECTION SYSTEMS**

***California Fire Code Section 903.2 is amended 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 903.2.21.

**903.2. Where required.** Approved automatic fire sprinkler systems shall be provided in the locations described in Sections 903.2.1 through 903.2.20 and in items 1-5 below:

1. Newly constructed buildings or facilities, except detached Group U occupancies not more than one thousand (1,000) square feet in floor area and provided with exterior wall and opening protection as per Table 602 of the California Building Code.

2. Newly created, attached, accessory dwelling units which meet the definition of a substantial remodel.

3. All other existing buildings, fire sprinkler systems may be required by the fire chief in accordance with the following:

3.1 All buildings where improvements occur during any three (3) year period which cumulatively meet the definition of a substantial remodel.

3.2. All buildings, except R-3 occupancies, in excess of three thousand (3,000) square feet which have more than ten percent (10%) floor area added within any three (3) year period. Exceptions may be granted by the fire chief when alternate means of protection are installed as approved by the fire code official.

3.3. A change in the use of a building that results in a higher fire or life safety hazard when the square footage of the area changing use is more than 50% of the square footage of the existing building.

3.4. Where fire sprinklers are required by provisions of this code, they shall be extended throughout the building.

4. All public storage facilities. Exceptions may be granted by the fire chief when alternate means of protection are installed as approved by the fire code official.

5. All tunnels used for the transportation of people or any type of vehicle.

The requirements for fire sprinkler systems in this code section are not meant to disallow the provisions for area increase, height increase, or fire-resistive-rated substitution if otherwise allowed by this code.

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 m<sup>2</sup>) 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.

***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.

***California Fire Code Sections 903.2.1.1 through 903.2.1.7 are deleted.***

***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.

***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.

***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.

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

***California Fire Code Section 903.2.5 is amended to read as follows:***

**903.2.5 Group H.** An automatic sprinkler system shall be installed throughout buildings containing a Group H occupancy.

***California Fire Code Section 903.2.7 is amended 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 m<sup>2</sup>).

***California Fire 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.

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

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

**903.2.10 Group S2.** An automatic sprinkler system shall be provided throughout all buildings containing a Group S2 occupancy.

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

***California Fire Code Section 903.2.11 is amended 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 m<sup>2</sup>), 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.

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

***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 m<sup>2</sup>).

***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.

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

~~**903.2.21 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.~~

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

**903.2.21.1 Alterations or Repairs.** For alterations or repairs that qualify as a substantial remodel, the building shall meet the fire sprinkler requirements for a newly-constructed building. See definition of Substantial Remodel (Section 15.12.015).

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 or junior accessory dwelling unit, as defined by Govt. Code 65852.2 and 65852.22, if fire sprinklers are not required for the primary residence.

***California Fire Code Section 903.2.23 is added as follows:***

**903.2.23 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.

**California Fire Code Section 903.6 is amended 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.

**California Fire Code Section 903.4.2 is amended 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.~~

**California Fire Code Section 904.12 is amended 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.~~

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

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

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

**California Fire Code Section 912.2 is amended 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).

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

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

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

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

***California Fire Code Section 3101.1 is amended 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).

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

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

**3314.3 Where required.** In buildings of combustible construction required to have automatic sprinkler system by Section 903, automatic sprinkler system shall be installed prior to construction exceeding 40 feet (12.192 meters) in height above the lowest level of fire department vehicle access. Such automatic

sprinkler system shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring.

***California Fire Code Section 3314.4 is added as follows:***

**3314.4 Buildings being demolished.** Where a building is being demolished and an automatic sprinkler system exists within such a building, such automatic sprinkler system shall be maintained in an operable condition so as to be available for use by the fire department. Such automatic sprinkler system shall be demolished with the building but shall not be demolished more than one floor below the floor being demolished.

**J. CHAPTER 56 EXPLOSIVES AND FIREWORKS**

***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.

***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.

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

***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.

***California Fire Code Section 5706.2.4.5 is added as follows:***

**Section 5706.2.4.5 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.

**L. CHAPTER 61 LIQUEFIED PETROLEUM GASES**

***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).~~

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

***California Fire Code Appendix C102 is amended by adding the following appendix:***

**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.

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

***California Fire Code Appendix D107.1 is amended 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 20 shall be provided with two separate and approved fire apparatus access roads, and shall meet the requirements of Appendix D104.3.

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

## **Chapter 15.40**

### **EXISTING BUILDING CODE**

#### **15.40.010 Existing Building Code**

California Code of Regulations Title 24 Part 10 California Existing Building Code 2022 Edition as published by the International Code Council, International Existing Building Code, is adopted and made a part of this Title by reference.

## **Chapter 15.44**

### **GREEN BUILDING STANDARDS**

#### **15.44.010 Green Building Standards**

California Code of Regulations Title 24 Part 11 California Green Building Standards Code 2022 edition as published by the International Code Council with the following amendments to Appendix Chapters A4 Tier 1 and Appendix Chapter A5 Tier 1, is adopted and made a part of this Title by reference.

## **Chapter 15.48**

### **INTERNATIONAL PROPERTY MAINTENANCE CODE**

#### **15.48.010 International Property Maintenance Code**

The International Property Maintenance Code (IPMC) 2021 Edition, as published by the International Code Council, International Property Maintenance Code, is adopted and made a part of this Title by reference.

#### **15.48.020 Amendments**

***International Property Maintenance Code Section 101.1 – Title, Section 103.1- Title and Section 302.4 is amended as follows:***

These regulations shall be known as the *International Property Maintenance Code* of ~~[NAME OF JURISDICTION]~~ City of Calistoga, hereinafter referred to as “this code.”

## **Chapter 15.50**

### **INTERNATIONAL POOL AND SPA CODE**

#### **15.50.010 International Pool and Spa Code**

The international Pool and Spa Code 2021 Edition as published by the International Code Council, International Pool and Spa Code, is adopted and made a part of this Title by reference.

#### **15.50.010 Amendments**

***International Pool and Spa Code Section 101.1 – Title, is amended as follows:***

These regulations shall be known as the *International Swimming Pool and Spa Code* of ~~[NAME OF JURISDICTION]~~ City of Calistoga, hereinafter referred to as “this code.”

**Chapter 15.52**  
**REFERENCED STANDARDS**

**15.52.010 Adoption**

For the purpose of establishing proper regulations for building construction, the 2022 California Referenced Standards is adopted and made a part of this Title by reference.