

CHAPTER 12 FIRE PREVENTION¹

ARTICLE I. IN GENERAL²

Sec. 12.1. SMOKING, ETC., ON WHARFS, ETC.—PROHIBITED GENERALLY; PERMITTED IN DESIGNATED AREAS:

It shall be unlawful for any person to smoke, carry or possess a lighted cigar, cigarette or pipe or to smoke tobacco or any other similar substance in any form, or to ignite any match or mechanical light on or in any wharf, pier, dock, bulkhead or marine facility of the port area; provided, however, that tobacco may be smoked in any area or space on or in any such place or structure that may be set apart for such purpose by the joint action of the Chief of the Fire Department and the Board of Port Commissioners, and clearly so designated by duly posted signs, but, any such permission to smoke in a designated area or space may be withdrawn at any time by like joint action.

(Ord. No. 508, § 1)

Sec. 12.2. SMOKING, ETC., ON WHARFS, ETC.—REQUIREMENTS TO BE MET IN DESIGNATED SMOKING AREAS:

In every area or space set apart as a space or area within which smoking is permitted, in accordance with the provisions of the preceding Section, there shall be provided at least one approved fireproof container filled with sand for every three hundred (300) square feet or fraction thereof of floor areas for the purpose of depositing cigarette or cigar butts, tobacco, matches and other material which may be productive of starting fires and at least one approved portable fire extinguisher for every five hundred (500) square feet or fraction thereof of such floor area, which fire extinguisher shall be at least two and one-half (2 ½) gallon capacity or at least one quart capacity if the fire extinguisher is of the carbon tetraethyl chloride type.

(Ord. No. 508, § 1)

Sec. 12.3. SMOKING, ETC., ON VESSELS—PROHIBITED GENERALLY; PERMITTED IN DESIGNATED AREAS:

It shall be unlawful for any person to smoke, carry or possess a lighted cigar, cigarette or pipe, to smoke tobacco or any other similar substance in any form or to ignite any match or mechanical lighter on any vessel moored at any wharf, pier, dock, bulkhead or marine facility in the port area; provided, however, that tobacco may be smoked in any area or space that may be set apart for such purpose on any such vessel by the action of the master of the

¹Cross reference(s)—1. See also Sections 14.6, 21.11 et seq., and 34.11 of this Code.

State law reference(s)—2. Health & S.C. §§ 13000—13780; Gov. C. §§ 38600—38611.

²Charter reference(s)—3. See Charter sections 50 and 47-50a.

vessel, and clearly so designated by duly posted signs; but, any such permission to smoke in a designated area or space may be withdrawn at any time by like action.

(Ord. No. 508, § 2)

Sec. 12.4. SMOKING, ETC., ON VESSELS—AREAS IN WHICH SPECIFICALLY PROHIBITED:

In no case shall smoking on any vessel in the port area be permitted in the following places:

- A. On weather decks.
- B. When loading or discharging explosives.
- C. In cargo spaces.
- D. Where gas freeing ship's tanks or when loading in bulk any liquid inflammable cargo, having a flash point of eighty degrees Fahrenheit (80°F) or below.

(Ord. No. 508, § 2)

Sec. 12.5. OPEN FLAME OR ELECTRIC ARC PROHIBITED GENERALLY; OPEN FLAME OR ELECTRIC ARC PERMITTED IN CERTAIN CASES:

It shall be unlawful for any person to use an open flame of any character or an electric arc in the port area, excepting only when the open flame or electric arc is necessarily employed in the making of repairs, alterations or structural changes on or in any wharf, pier, dock, bulkhead or marine facility or within any hatch, hold or other space of a vessel wherein cargo of any character is kept or stored in any vessel on or within the limits of the port area.

(Ord. No. 508, § 3)

Sec. 12.6. RULES AND REGULATIONS FOR FIRE PROTECTION:

The Fire Chief is hereby authorized and given full power and authority to make all necessary rules and regulations, not in conflict with the provisions of Sections 12.1 to 12.5 of this Article, providing for the use of any open flame or electric arc when the same are used in the making of repairs, alterations or structural changes on any wharf, pier, dock, bulkhead or marine facility or within any hatch, hold or other space wherein cargo of any character is kept or stored in any vessel on or within the City and providing for the safe and proper fire protection for any space, including any office or lunchroom, wherein smoking is permitted in accordance with Sections 12.1 to 12.5 of this Article.

(Ord. No. 508, § 4)

ARTICLE II. REDWOOD CITY FIRE CODE³

³Editor's note(s)—Ord. No. 2552, §§ 1, 2, adopted Sept. 29, 2025, effective after Jan. 1, 2026, repealed the former Art. II, §§ 12.7—12.30, with the exception of § 12.7.1, and enacted a new Art. II as set out herein. The former Art. II pertained to similar subject matter, and derived from Ord. No. 2519, §§ 1, 2, adopted Nov. 28, 2022.

Sec. 12.7. ADOPTION OF 2025 STATE CODE, WITH LOCAL AMENDMENTS:

- A. Pursuant to Sections 50022.2 et seq., of the California Government Code and Section 15 of the Charter of the City, the Title 24, Part 9 of the California Code of Regulations, known as the California Fire Code, 2025 Edition, together with the non-building standards and all the appendices included therein, with the exceptions of the following appendix chapters: A-Board of Appeals, E-Hazard Categories, F-Hazard Ranking, G-Cryogenic Fluids, J-Building Information Sign, L-Fire Fighter Air Replenishment Systems, M-High-Rise Buildings-Retroactive Automatic Fire Sprinkler Requirements, O-Valet Trash and Recycling Collection in Group R-2 Occupancies, Q-Community Wildland Urban Interface Fire Hazard Evaluation Framework, and published by the California State Building Standards Commission, and based on the 2024 Edition of the International Fire Code is hereby adopted as the Redwood City Fire Code, regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code, are adopted as if fully set forth herein, with the additions, insertions, deletions and modifications, if any, set forth in this Article. This Code and the regulations adopted herein shall apply to all occupancies, both State-regulated and non-State-regulated for fire and life safety.
- B. All references to the Fire Code, and/or the Redwood City Fire Code by that name, in the Redwood City Code, any City forms, documents or regulations shall be construed to refer to the Codes adopted herein and as amended hereinafter.
- C. One (1) complete copy of the Redwood City Fire Code including all of the provisions adopted by reference shall be maintained in the office of the Redwood City Public Library and available for public review.
- D. In the event there are conflicts between the provisions of this Code and other codes or provisions adopted by the City, the most restrictive provision shall apply.

(Ord. No. 2552, § 2, 9-29-25)

Sec. 12.7.1. DESIGNATION OF FIRE HAZARD SEVERITY ZONES:

The City Council hereby adopts and designates Fire Hazard Severity Zones as recommended by the California Department of Forestry and Fire Protection and as designated on map titled "Redwood City - Fire Hazard Map" dated February 24, 2025, and retained on file and made available at the offices of the Fire Chief and Building Official of the City of Redwood City. The map is also available electronically on the following website: <https://acrobat.adobe.com/id/urn:aaid:sc:va6c2:7164ab2f-efc9-43fc-b8af-8b444d46a392>.

(Ord. No. 2519, §§ 1, 2, 11-28-22; Ord. No. 2548, § 1, 6-23-25)

Sec. 12.8. DEFINITIONS:

In addition to the definitions in Chapter 2 of the 2025 Edition of the California Fire Code, the following words or terms as used in the 2025 Edition of the California Fire Code and herein shall be deemed to have the meanings respectively ascribed thereto:

FIRE CODE or CODE: Means the 2025 Edition of the California Fire Code, as amended herein.

SUBSTANTIAL REMODEL, ADDITION, OR REPAIR: When remodels, tenant improvements, alterations, modernization projects, additions, or repairs meet or exceed fifty percent (50%) of the original square footage of the floor area of the structure, the project will be defined as a substantial remodel, addition, or repair within any

five-year period. Application of the fifty percent (50%) determination shall be consistent with Redwood City Fire Department Fire Prevention Policy.

(Ord. No. 2552, § 2, 9-29-25)

Sec. 12.9. MODIFICATIONS AND CHANGES TO THE CALIFORNIA FIRE CODE:

The Fire Code is modified, amended and added to as set forth in the following Code Sections.

(Ord. No. 2552, § 2, 9-29-25)

Sec. 12.10. SECTION 101.1 AMENDED:

Section 101.1 of the Fire Code is hereby amended to insert the City of Redwood City as the name of the jurisdiction.

(Ord. No. 2552, § 2, 9-29-25)

Sec. 12.11. SECTION 102.14 ADDED:

Section 102.14 is hereby added to read as follows:

102.14 - Hazardous materials business plans and hazardous materials inventory statement. Where the Fire Code refers to a Hazardous Materials Management Plan (HMMP) or Hazardous Materials Inventory Statement (HMIS), these provisions shall apply to the Hazardous Materials Business Plan (HMBP) as specified by the San Mateo County Department of Environmental Health Services.

(Ord. No. 2552, § 2, 9-29-25)

Sec. 12.12. SECTION 102.15 ADDED:

Section 102.15 is hereby added to read as follows:

102.15 - Standards. The fire code official will maintain a set of design and installation standards that include but are not limited to: Address posting, Special Suppression Systems, Fire Apparatus Turnarounds, Turnouts, Knox Key Safe Installations, Emergency Responder Radio Coverage Systems, and Fire Sprinkler Systems. These standards are necessary for the City of Redwood City to provide a reasonable degree of fire and life safety for the community.

(Ord. No. 2552, § 2, 9-29-25)

Sec. 12.13. RESERVED:

Sec. 12.14. SECTION 112.1, 112.2, 112.3, AND 112.4 AMENDED:

Sections 112.1, 112.2, 112.3, and 112.4 are hereby deleted in their entirety and replaced with the following language:

112.1 Appeals. Except for those matters for which the Fire Code authorizes appeals to the state fire marshal, any person desiring to appeal from an action or determination of a subordinate Deputy Fire Marshal or Fire Prevention Officer under this Fire Code, may appeal such decision to the fire code official by filing a written

appeal within fifteen (15) calendar days of the date of the notice of the decision. The determination of the fire code official on such appeal may be appealed to the Fire Chief, by filing a written appeal within fifteen (15) calendar days of the date of the notice of the decision. The determination of the Fire Chief shall be final.

(Ord. No. 2552, § 2, 9-29-25)

Sec. 12.15. SECTION 113.4 AMENDED:

Section 113.4 is hereby amended to read as follows:

113.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall 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 certificate used under provisions of the Fire Code, as amended, shall be guilty of a misdemeanor, punishable by a fine of not more than \$1,000.00 or by imprisonment not exceeding 180 days, or both such fine and imprisonment. In addition, violations of the Fire Code, as amended, may also be subject to administrative code enforcement pursuant to Article II of Chapter 1 of the Redwood City Code. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

(Ord. No. 2552, § 2, 9-29-25)

Sec. 12.15.1. SECTION 324 ADDED:

Section 324 is hereby added to read as follows:

324 Car Stackers and Car Puzzler Systems. Car stackers and car puzzler systems are defined as manual, or automatic, rack vehicle storage systems designed to park cars vertically and/or horizontally inside structures or under canopies such that the vehicles are in close proximity to one another with limited access for firefighters. The configuration of the vehicles stored in these systems presents an exposure hazard from one vehicle to another in the event of a vehicle fire.

Parking areas inside buildings or under attached canopies equipped with car stackers or car puzzler systems shall be protected from above by an automatic fire sprinkler system designed to a density of Extra Hazard Group 2. Standard coverage sidewall sprinklers, listed for Ordinary Hazard Group 2 shall be provided to protect each parking level, including the bottom levels. The maximum coverage of a sidewall sprinkler is 80 sq. ft. and the use of extended coverage sidewall heads for protection is prohibited.

The basic design area of application for the increased density fire sprinkler system protecting the car stacker or car puzzler systems shall be 2,500 square feet. The design area of application may be reduced upon approval by the fire code official but never less than 1,500 square feet if one-hour rated walls are provided between the stacker parking area and other standard parking stalls or storage areas, and the car stacker system is divided into a maximum of 1,000 square foot fire areas by one-hour rated fire barriers. Flow from all fire sprinkler heads, upright, pendant, and sidewall, at all levels, located in the design area of application, shall be included in the hydraulic calculations for the fire sprinkler system.

Car stackers and car puzzler systems installed inside structures or under attached canopies shall be provided with Manual Wet or Automatic Wet Standpipe connections at all points of access and at each parking level within the structure so that every part of the parking area is within 150 feet by hose pull of a standpipe connection.

Car stackers and car puzzler systems installed inside structures shall be provided with a mechanical smoke and heat removal system as per Section 910.4 of the California Fire Code. The smoke and heat removal

system shall be automatically activated upon detection of fire by the fire alarm system. Section 910.4.4 is not applicable to this requirement.

Car stacker and car puzzler systems installed outside structures that are open to the environment shall be configured so as to limit fire spread from one vehicle to another and from vehicles to adjacent structures. This shall be accomplished with one-hour fire rated barriers creating a maximum of 2,500 square foot fire areas between stackers or puzzlers and by providing adequate setback from adjacent structures.

(Ord. No. 2552, § 2, 9-29-25)

Sec. 12.15.2. SECTION 325 ADDED:

Section 325 is hereby added to read as follows:

325 Combustible Vegetation. Buildings and structures within the City of Redwood City shall be provided with adequate defensible space in conformance with the Public Resources Code, Section 4291.

(Ord. No. 2552, § 2, 9-29-25)

Sec. 12.15.3. SECTION 503.1.1 AMENDED:

Section 503.1.1 of the Fire Code is hereby amended to read as follows:

503.1.1 Buildings and Facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this Section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exceptions:

1. The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:

1.1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.

1.2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

2. Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.

(Ord. No. 2552, § 2, 9-29-25)

Sec. 12.15.4. SECTION 503.2.3 AMENDED:

Section 503.2.3 is hereby amended to read as follows:

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities. This is defined as Asphaltic Concrete or Concrete (including pervious concrete) installed over an adequate compacted roadbed to support the imposed loads (75,000 pounds) of fire apparatus. Any type of pavers, whether grouted or bedded in sand, or grass block type surfaces, are not approved for fire access roads or fire lanes.

(Ord. No. 2552, § 2, 9-29-25)

Sec. 12.16. SECTION 507.1.1 ADDED:

Section 507.1.1 is hereby added to read as follows:

507.1.1 Fire Main, Hydrant Specifications. Maintenance of privately-owned water mains, fire hydrants, or other fire service systems (collectively referred to as 'Facilities') shall be performed by, and be the responsibility of, the owners thereof, and the City shall assume no liability for damages to the Facilities in performing tests to, or in using, such Facilities. Appendix Table B105.1 (1) is not adopted under this ordinance. Minimum fire flow for one-and-two-family dwellings under 3600 square feet shall be 1000 gallons of water per minute with two-hour flow duration. Residual pressure shall not be less than 20 psi. For one-and-two-family dwellings over 3600 square feet, the required fire flow shall be 50% of the value in Appendix Table B105.1 (2) with automatic fire sprinklers installed per Section 903.3.1.3 of the California Fire Code with a minimum flow requirement of 1000 gallons of water per minute. Appendix Table B105.2 is amended to allow a maximum reduction in required fire flow of 50% of the value in Table B105.1(2) with a minimum fire flow of 1500 gallons per minute at 20 pounds per square inch residual pressure for buildings other than one-and-two-family residential dwellings with automatic fire sprinklers installed per Sections 903.3.1.1 or 903.3.1.2 of the California Fire Code.

(Ord. No. 2552, § 2, 9-29-25)

Sec. 12.16.1. SECTION 507.5.1.1 AMENDED:

Section 507.5.1.1 is hereby amended to read as follows:

507.5.1.1 Hydrant for standpipe systems and fire sprinkler systems. Buildings equipped with a standpipe system installed in accordance with Section 905 or a fire sprinkler system complying with Section 903.3.1.1 shall have a fire hydrant within 100 feet (30 480 mm) of the fire department connections. For high-rise buildings, the fire hydrant shall be within 50 (15 240mm) located on the same side of the roadway.

(Ord. No. 2552, § 2, 9-29-25)

Sec. 12.16.2. SECTION 510.2 AMENDED:

Section 510.2 is hereby amended to read as follows:

510.2 Emergency Responder Communication Coverage in Existing Buildings. Existing buildings, with the exception of individual single family or duplex residential structures, shall be provided with approved in-building, two-way emergency responder communication coverage for emergency responders as required in Chapter 11 or when an addition, tenant improvement, remodel, alterations, or modernization meets the definition of a substantial remodel, addition, or repair.

(Ord. No. 2552, § 2, 9-29-25)

Sec. 12.16.3. SECTION 510.4.2.10 ADDED:

Section 510.4.2.10 is hereby added to read as follows:

510.4.2.10 UL Certification. New ERCES systems shall be UL-Certified. A Certificate of Completion and other documentation as listed in UL 2524 shall be provided for all new emergency responder communication

(Supp. No. 60, Update 4)

Created: 2025-12-29 10:16:19 [EST]

system installations. It is the responsibility of the building owner or owner's representative to obtain and maintain a current and valid Certificate.

(Ord. No. 2552, § 2, 9-29-25)

Sec. 12.16.4. SECTION 901.6.3 AMENDED:

Section 901.6.3 is hereby amended to read as follows:

901.6.3 Records. All contractors who service, test, install and/or maintain fire protection systems within the City of Redwood City are required to enroll and utilize the approved single-point repository service to file records of all system inspections, tests, and maintenance required by the referenced standards. This repository service shall be maintained and provided to the fire code official through a third-party inspection reporting system. Fees, as applicable, will be paid directly from the contractor to the approved single-point repository service vendor.

(Ord. No. 2552, § 2, 9-29-25)

Sec. 12.17. SECTION 903.2 AMENDED:

Section 903.2 is hereby 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 903.2.23.

(Ord. No. 2552, § 2, 9-29-25)

Sec. 12.17.1. SECTIONS 903.2.8(a) AND 903.2.8(b) ADDED:

Section 903.2.8(a) and 903.2.8(b) are hereby added to read as follows:

903.2.8(a) New R1 and R2 Occupancies. An approved automatic fire sprinkler system shall be installed in all new Group R-1 and R-2 occupancies. Installation of the sprinkler system shall conform to Section 903.3.1.2 of the fire code if the residential building is four stories or less in height and shall include the following additional protection features:

1. Sprinklers shall be installed throughout garages, open attached porches, carports, and large under-floor spaces that are of combustible construction and accessible for storage use.

903.2.8(b) New R-3 Occupancies. An approved automatic fire sprinkler system shall be installed as per Sections R313.1 and R313.2 of the 2025 California Residential Code. Installation of the automatic fire sprinkler system shall be in accordance with Section 903.3.1.3 of the fire code and with the following areas of the residence to be protected by automatic fire sprinklers:

1. Sprinklers shall be installed throughout garages, carports, and similar attached structures.

(Ord. No. 2552, § 2, 9-29-25)

Sec. 12.18. SECTION 903.2.22 ADDED:

Section 903.2.22 is hereby added to read as follows:

903.2.22 Automatic Sprinkler Systems. In addition to the requirements for Automatic Sprinkler systems in this code or the provisions of any other Code of the City, approved automatic sprinkler systems shall also be installed in the following buildings or structures:

A. New Buildings: All new one and two family (duplex) residential dwellings and all new buildings or structures with a total floor area of three thousand (3,000) square feet or more, must be protected throughout by an automatic fire sprinkler system in accordance with the NFPA standard required by this code. An Accessory Dwelling Unit (ADU) is required to have an automatic fire sprinkler system installed in accordance with Section 903.3.1.3 of the California Fire Code if it is attached to a structure that has fire sprinklers installed or is required to have fire sprinklers installed due to mitigation for non-compliance with other Sections of this code.

B. Existing Buildings:

1. All one and two family (duplex) residential dwellings and structures which add one thousand (1,000) square feet or more floor area, or when alterations or additions that include replacement or increase of over 50 percent of the existing foundation for purposes other than a repair or reinforcement as defined in California Existing Building Code Section 202; or where over 50 percent of the existing framing above the sill plate is added, removed, or replaced for purposes other than repair, the structures shall have fire sprinklers installed in accordance with Section 903.3.1.3 of the California Fire Code. If any of the above criteria are cumulatively met within a five-year period, the structures shall be required to have automatic fire sprinklers installed in accordance with Section 903.3.1.3 of the California Fire Code.

2. All other buildings or structures which add floor area so that the floor area of the existing building plus the floor area of the addition is three thousand (3,000) square feet or more, or when an addition, tenant improvement, remodel, alteration, or modernization project meets the definition of a substantial remodel, addition, or repair, shall be required to have automatic fire sprinklers installed.

C. Change in Occupancy: When there is a change in occupancy group or use from a less hazardous to a more hazardous occupancy group or use as determined by the fire code official, the structures shall be required to have automatic fire sprinklers installed.

(Ord. No. 2552, § 2, 9-29-25)

Sec. 12.18.1. SECTION 903.4.2 AMENDED:

Section 903.4.2 is hereby amended to read as follows:

903.4.2 Alarms. One exterior approved audible device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler waterflow 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. In addition, for automatic sprinkler systems installed under Section 903.3.1.2 or 903.3.1.3, activation of all of the interconnected single station smoke alarms throughout the residence is required. An acceptable alternative to interconnection to the smoke alarms is the installation of horn strobe devices in locations that will provide adequate notification to all sleeping rooms with at least one notification device per floor. 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.

(Ord. No. 2552, § 2, 9-29-25)

Secs. 12.19, 12.20. RESERVED:

Sec. 12.21. SECTION 903.6 AMENDED:

Section 903.6 is hereby amended to read as follows:

903.6 Where Required in Existing Buildings and Structures. An automatic sprinkler system shall be provided in existing buildings and structures where required in Chapter 11 or when an addition, tenant improvement, remodel, alterations, or modernization project meets the definition of a substantial remodel, addition, or repair.

(Ord. No. 2552, § 2, 9-29-25)

Sec. 12.21.1. SECTION 905.4 SUBSECTION 1 AMENDED:

Section 905.4, Subsection 1 is hereby amended to read as follows:

905.4 Location of Class I Standpipe Hose Connections. Class I standpipe hose connections shall be provided in all of the following locations:

1. In every required interior exit stairway, a hose connection shall be provided for each story above and below grade plane. Hose connections shall be located at the intermediate floor landing unless otherwise approved by the fire code official.

(Ord. No. 2552, § 2, 9-29-25)

Sec. 12.22. SECTION 907.1 AMENDED:

Section 907.1 is hereby amended to read as follows:

907.1 General. This Section covers the application, installation, performance and maintenance of fire alarm systems and their components in new and existing buildings and structures. The requirements of Section 907.2 are applicable to new buildings and structures. The requirements of Section 907.9 are applicable to existing buildings and structures. Multiple fire alarm systems within single protected premises are not permitted unless prior written approval is obtained by the fire code official.

(Ord. No. 2552, § 2, 9-29-25)

Sec. 12.22.1. SECTION 907.1.8 ADDED:

Section 907.1.8 is hereby added to read as follows:

907.1.8 Certification. New fire alarm systems shall be UL-Certified. A Certificate of Completion and other documentation as listed in NFPA 72 shall be provided for all new fire alarm systems installations. It is the responsibility of the building owner or owner's representative to obtain and maintain a current and valid Certificate in accordance with UL 2524.

(Ord. No. 2552, § 2, 9-29-25)

Sec. 12.22.2. SECTION 907.1.9 ADDED:

Section 907.1.9 is hereby added to read as follows:

907.1.9 Zone Transmittal. Fire alarm signals shall be transmitted by zone to the central required UL station monitoring company and retransmitted by zone to the public fire service communications center.

(Ord. No. 2552, § 2, 9-29-25)

Sec. 12.22.3. SECTION 907.1.10 ADDED:

Section 907.1.10 is hereby added to read as follows:

907.1.10 Service. All fire alarm systems shall be provided with Underwriters Laboratories central station monitoring service by the responsible party, including but not limited to the building's owner, property manager, or tenant(s).

(Ord. No. 2552, § 2, 9-29-25)

Sec. 12.23. SECTION 907.2.30 ADDED:

Section 907.2.30 is hereby added to read as follows:

907.2.30 Multistoried, Mid and High Rise Building Safety Requirements.

A. Firefighters Communications Systems: Are not allowed in lieu of an approved ERRCS, but when required by the fire code official for buildings six (6) or more stories in height, firefighter's communication systems shall be installed in accordance with the following requirements:

1. One access jack shall be provided at each stairwell landing and two (2) access jacks shall be provided in a lobby area of the building in plain view of elevator doors, and in any event at locations and according to specifications subject to the approval of the fire code official.
2. One telephone set shall be provided at each floor of the building; provided that such telephone sets shall be located in the lobby area at a location and according to specifications subject to the approval of the fire code official.
3. One additional telephone set shall be provided with not less than five hundred feet (500') of telephone cord and shall be maintained on a roller device providing convenient portability. Said telephone set shall likewise be maintained at a location and according to specifications approved by the fire code official.

B. Emergency Planning and Information: Buildings and occupancy groups specified in Title 19 of the California Code of Regulations, Section 3.09, and buildings with four (4) or more stories in height shall have posted a floor plan sign which shall provide emergency procedures at every stairway landing, elevator landing, and immediately inside all public entrances to the building. Information contained in the floor plan signs shall include, but shall not be limited to, the following:

1. Location of exits and fire alarm initiating stations.
2. Description of fire alarm sounds and appearance.
3. Fire Department emergency telephone number "911."
4. Prohibition of the use of elevators during emergencies.
5. Instructions to be followed by ambulatory, non-ambulatory, and disabled persons in the event of an emergency.
6. Notation 'you are here' or other readily understandable marking specifying the location on the floor plan sign.

Floor plan signs shall be printed in a non-decorative lettering which shall not be less than three-sixteenths of an inch (3/16") in height and shall provide a sharp contrast with the background. The information shall

accurately depict the layout of the floor where the sign is located. Signs shall be mounted as specified by the California Building Code.

C. Public Address System: In buildings four (4) or more stories in height, a public address system shall be installed for the exclusive use of Fire Department personnel, peace officers, or other City enforcement personnel according to specifications approved by the Redwood City Fire Prevention Bureau. Controls for, and access to, such system shall be installed on the ground floor of the building at a location subject to the approval of the fire code official.

D. Fire Equipment Enclosure: Buildings of four (4) or more stories in height, a secure cabinet or other enclosed area shall be provided as directed by the fire code official for housing fire equipment. Fire equipment required to be provided by the property owner or developer shall be at the direction of the fire code official.

(Ord. No. 2552, § 2, 9-29-25)

Sec. 12.24. SECTION 907.8.5 ADDED:

Section 907.8.5 is hereby added to read as follows:

907.8.5 Alarm Response, Violations.

A. In General. It shall be a violation of this Code to cause the Fire Department to respond to more than two (2) unintentional alarms in a sixty (60) day period at a commercial, industrial, or residential building.

B. Alarm System Testing, Maintenance or Repair. It is a violation of this Code to cause the Fire Department to respond to an alarm caused by alarm system testing, maintenance or repair.

C. As used in this Section, "unintentional alarm" means an alarm caused by equipment malfunction, operator inadvertence or operator negligence. "Unintentional alarm" does not include an alarm caused by alarm testing, maintenance or repair.

(Ord. No. 2552, § 2, 9-29-25)

Sec. 12.24.1. SECTION 907.9 AMENDED:

Section 907.9 is hereby amended to read as follows:

907.9 Where required in existing buildings and structures. An approved fire alarm system shall be provided in existing buildings and structures other than single family residential or duplex structures, where required in Chapter 11 or when an addition, tenant improvement, remodel, alterations, or modernization project meets the definition of a substantial remodel, addition, or repair within a five (5) year period.

(Ord. No. 2552, § 2, 9-29-25)

Sec. 12.24.2. SECTION 913.2.3 ADDED:

Section 913.2.3 is hereby added to read as follows:

913.2.3 Alternate source of power. Notwithstanding the availability of a public utility to provide electric service for a fire pump, electrically driven fire pumps shall be provided with an alternate source of power in accordance with NFPA 20 due to foreseeable extended electrical service interruptions along the California Power Grid due to high demand, high heat, Public Safety Power Shutoffs, or damage to the power grid caused by destructive natural events such as wildfires, high winds, and earthquakes.

(Supp. No. 60, Update 4)

Created: 2025-12-29 10:16:19 [EST]

(Ord. No. 2552, § 2, 9-29-25)

Sec. 12.25. SECTION 5601.1.3.1 ADDED:

Section 5601.1.3.1 is hereby added to read as follows:

5601.1.3.1 Safe and Sane Fireworks. The manufacture, storage, possession, offer to sell, sale, solicitation, solicitation for sale, transportation, ignition, use, or handling of "safe and sane" fireworks as defined by Section 12529 of the California Health and Safety Code is prohibited.

(Ord. No. 2552, § 2, 9-29-25)

Secs. 12.26—12.29. RESERVED:

Sec. 12.30. CHAPTER 80 NFPA 13-25 Section 19.1.1.1 ADDED:

Chapter 80 2025 NFPA 13-25 Section 19.1.1.1 is hereby added to read as follows:

19.1.1.1 Parking Areas with Electric Vehicle Charging.

1. Design Standards: Fire sprinkler systems must be designed as Extra Hazard Group II (EH2).
2. Sprinkler Density: Minimum of 0.40 GPM/ft² over the area of the EV charging stations.
3. Design Area Extension: Sprinkler coverage must extend at least 3 feet beyond the perimeter of the EV parking spaces. For areas less than 2,500 SF, the design is not required to extend 15 feet beyond as typically required by NFPA 13.

(Ord. No. 2552, § 2, 9-29-25)

Editor's note(s)—Ord. No. 2552, § 2, adopted Sept. 29, 2025, set out provisions intended for use as §§ 12.31, 12.31.1, 12.31.2 and 12.30.3. To preserve the style of this Code, and at the editor's discretion, these provisions have been included as §§ 12.30, 12.30.1, 12.30.2, and 12.30.3.

Sec. 12.30.1. CHAPTER 80, NFPA 13-25, SECTION 27.10 AMENDED:

Chapter 80, NFPA 13-25, Section 27.10 is hereby amended to read as follows:

Amend Section 27.10 as follows: Fire sprinkler systems for the protection of laboratory buildings shall be designed and installed in accordance with this standard, with a minimum design density of Ordinary Hazard Group II.

(Ord. No. 2552, § 2, 9-29-25)

Note(s)—See editor's note at § 12.30.

Sec. 12.30.2. CHAPTER 80, NFPA 13D-25, SECTION 6.2.2(2) AMENDED:

Chapter 80, NFPA 13D-25, Section 6.2.2(2) is hereby amended to read as follows:

- (2) A stand-alone tank is permitted only if the following conditions are met:
 - (a) The pump shall be connected to a 220-volt circuit breaker shared with a common household appliance (e.g., range, oven, dryer),

-
- (b) The pump shall be a stainless steel 220-volt pump,
 - (c) A valve shall be provided to exercise the pump. The discharge of the exercise valve shall drain to the tank, and
 - (d) A sign shall be provided stating: "Valve must be opened monthly for 5 minutes."
 - (e) A means for automatically refilling the tank level, so that the tank capacity will meet the required water supply duration in minutes, shall be provided.
 - (f) A test connection shall be provided downstream of the pump that creates a flow of water equal to the smallest sprinkler on the system. The connection shall return water to the tank.
 - (g) Any disconnecting means for the pump shall be approved.
 - (h) A method for refilling the tank shall be piped to the tank.
 - (i) A method of seeing the water level in the tank shall be provided without having to open the tank.
 - (j) The pump shall not be permitted to sit directly on the floor.
 - (k) A stand-alone tank and pump are only allowed in areas not served by a municipal water system and only by approval of the fire code official.

(Ord. No. 2552, § 2, 9-29-25)

Note(s)—See editor's note at § 12.30.

Sec. 12.30.3. CHAPTER 80, NFPA 13D-25, SECTION 8.3.4 AMENDED:

Chapter 80, NFPA 13D-25, Section 8.3.4 is hereby amended to read as follows:

8.3.4 Sprinklers shall not be required in detached garages with no habitable space above, open attached porches with no habitable space above, carports with no habitable space above, and similar structures.

(Ord. No. 2552, § 2, 9-29-25)

Note(s)—See editor's note at § 12.30.

ARTICLE III. FIREWORKS

Sec. 12.31. DEFINITIONS:

The most current adopted definitions set forth in the State Fireworks Law (California Health and Safety Code Sections 12500, et seq.) will define the terms used in this Article unless otherwise modified herein.

- A. "Dangerous fireworks" means any fireworks specified as such in Section 12505 of the California Health and Safety Code, including any safe and sane fireworks altered in a manner such that they fall within the definition of dangerous fireworks.
- B. "Safe and sane fireworks" means any fireworks specified as such in Section 12529 of the California Health and Safety Code.
- C. "Social host" means any of the following:
 - 1. Any owner of private property as listed on the most recent assessment roll;

-
2. Any person who has the right to use, possess or occupy a public or private property under a lease, permit, license, rental agreement, or contract; or
 3. Any person who hosts, organizes, supervises, officiates, conducts, or accepts responsibility for a gathering on public or private property.
- D. "Strictly liable" means liability for a wrongful act irrespective of such person's intent, knowledge, negligence or lack thereof in committing the wrongful act.

(Ord. No. 2462, § 2, 5-20-19)

Sec. 12.32. GENERAL PROHIBITION AGAINST IGNITION, USE, DISCHARGE, OR DISPLAY OF DANGEROUS FIREWORKS:

No person shall ignite, use, discharge, or display any dangerous fireworks within the City without a permit issued by the Fire Chief or their designee pursuant to Section 12640 of the California Health and Safety Code.

(Ord. No. 2462, § 2, 5-20-19)

Sec. 12.33. GENERAL PROHIBITION AGAINST IGNITION, USE, DISCHARGE, OR DISPLAY OF SAFE AND SANE FIREWORKS:

No person shall ignite, use, discharge, or display any safe and sane fireworks within the City.

(Ord. No. 2462, § 2, 5-20-19)

Sec. 12.34. STRICT LIABILITY FOR UNLAWFUL IGNITION, USE, DISCHARGE OR DISPLAY OF FIREWORKS BY ANOTHER PERSON:

- A. Ignition, Use or Discharge by Minors. Any person having the care, custody or control of a minor shall be strictly liable for any unlawful ignition, use, discharge or display of dangerous fireworks or safe and sane fireworks in violation of Sections 12.32—12.33.
- B. Social Host Liability. Any social host shall be strictly liable for any unlawful ignition, use, discharge or display of any dangerous fireworks or safe and sane fireworks in violation of Sections 12.32—12.33 at their property or gathering; except that:
 1. No owner of private property shall be liable under this Subsection B for a violation of Sections 12.32—12.33 on that property if the owner can demonstrate that at the time of such violation they:
 - (i) Had rented or leased the property to another;
 - (ii) Was not present; and
 - (iii) Had no prior knowledge of the violation.
 2. No person who has the right to use, possess or occupy a unit in a multifamily residential property under a lease, rental agreement or contract shall be liable under this Subsection B for violations of Sections 12.32—12.33 occurring in the common areas of the property.
 3. Nothing in this Subsection B shall limit the liability of any social host for a violation of Sections 12.32—12.33 of this Article by the social host.

(Ord. No. 2462, § 2, 5-20-19)

Sec. 12.35. PENALTIES FOR VIOLATIONS:

- A. Any violations of Sections 12.32—12.33 of this Article are hereby declared to be punishable by administrative citations established for violations of Section 12.25 of this Chapter, as established by Resolution No. 15657, and as may be amended from time to time.
- B. Causing, permitting, aiding, abetting or concealing a violation of Sections 12.32—12.33 of this Article shall also constitute a violation.
- C. The remedies provided by this Article are cumulative and in addition to any other remedy available at law or in equity.

(Ord. No. 2462, § 2, 5-20-19)

Sec. 12.36. CONCURRENT AUTHORITIES:

This Article is not the exclusive regulation for fireworks within the City. This Article shall supplement and be in addition to the other regulatory codes, statutes, regulations and ordinances heretofore and hereinafter enacted by the City of Redwood City, the State of California, or any other legal entity or agency having jurisdiction. Where allowed by law, this Article supersedes any conflicting provision of the California Fire Code and Building Code.

(Ord. No. 2462, § 2, 5-20-19)