



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Planning and Building



Date: November 13, 2013
Board Meeting Date: November 19, 2013
Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: Jim Eggemeyer, Community Development Director
Clayton Jolley, Battalion Chief and Fire Marshal

Subject: Adoption of the 2013 California Fire Code and amending the San Mateo County Ordinance Code; Chapter 3.84 Fire Protection Regulations

RECOMMENDATION:

Introduction of an Ordinance adopting the latest edition of the 2013 California Fire Code together with Appendix chapters 4, B, C, D, H, K, and I and referenced standards; making certain findings of local conditions; and repealing and replacing San Mateo County Ordinance Code Chapter 3.84 Fire Protection Regulations, and waiver of reading of the ordinance in its entirety.

BACKGROUND:

The California Fire Code is published every three years by order of the California Legislature. The 2013 edition incorporates, by adoption, the 2012 edition of the International Fire Code (IFC) published by the International Code Council. State law requires the adoption of the IFC by local fire agencies, as amended by the California Fire Code. Cities and fire agencies throughout the county are in the process of adopting the updated codes, which become effective in January 2014.

Changes to the San Mateo County Ordinance Code to include fire prevention regulations within the unincorporated area were first adopted in October 1979. Minimal revisions were made until 2007 when the 2007 California Fire Code was adopted and aligned with the previous San Mateo County Ordinance Code. This adoption continues that process with the newly adopted California Fire Code and continues the efforts among cities and fire agencies to adopt a uniform model code to better serve the communities in the county.

DISCUSSION:

The County provides fire protection services to the unincorporated area through an agreement with the California Department of Forestry and Fire Protection (CAL FIRE).

The County Fire Marshal, under the direction of the County Fire Chief, has worked with other local fire prevention officers, the County Planning and Building Department and the Department of Public Works to review and update the fire codes for the unincorporated area based on the State requirements, specific local conditions and the current ordinance.

Exhibit A provides a crosswalk table from the existing County Ordinance sections to applicable California Fire Code sections, as well as a summary of amendments to the County Ordinance. The majority of the changes realign existing sections. The primary substantive changes include Fire Marshal approval for installation of bridges and gates, rules over size and placement of large LP Gas tanks and protection of installed fire equipment in buildings.

The new codes will apply to projects submitted after January 1, 2014. Existing projects already underway will not be affected by these changes. Furthermore, the new ordinance will have minimal impact on residents and businesses since the ordinance changes are no more restrictive regulations than what currently exists in the County Ordinance. Copies of the 2013 California Fire Code including the 2012 International Fire Code are on file with the Clerk of the Board.

County Counsel has reviewed and approved the Ordinance as to form.

Approval of this Ordinance contributes to the 2025 Shared Vision of a Livable Community by updating the fire codes for the unincorporated area by protecting the health, safety and welfare of residents and property.

FISCAL IMPACT:

There is no fiscal impact associated with this action. Enforcement of fire protection regulations is funded through the contract with CALFIRE.

EXHIBIT A

Summary of Amendments to **Chapter 3.84 Title 3** of County Ordinance

CURRENT	2014 REPLACEMENT
S. M. Co. Fire Protection Ordinances	S. M. Co. Fire Protection Ordinances
§ 3.84.010 – Title and Scope	§ 3.84.010 – Title and Scope
	No Change
§ 3.84.020 – Documents Adopted by Reference	§ 3.84.020 – Documents Adopted by Reference
	Change to adoption dates of cited codes & appendix chapters as adopted by State.
§ 3.84.030 – San Mateo County Fire Department	§ 3.84.030 – San Mateo County Fire Department
	No Change
§ 3.84.040 – County Fire Chief	§ 3.84.040 – County Fire Chief
	No Change
§ 3.84.050 – County Fire Chief Duties	§ 3.84.050 – County Fire Chief Duties
	No Change
§ 3.84.060 – Bureau of Fire Prevention and Enforcement Duties	§ 3.84.060 – Bureau of Fire Prevention and Enforcement Duties
	No Change
§ 3.84.070 – County Fire Marshal	§ 3.84.070 – County Fire Marshal
	No Change

CURRENT	2014 REPLACEMENT
§ 3.84.080 – No Liability for Damages	§ 3.84.080 – No Liability for Damages
	No Change
§ 3.84.090 – Chimney Screens	§ 3.84.090 – Chimney Screens
	No Change
§ 3.84.100 – Fuel Breaks	§ 3.84.100 – Fuel Breaks
	No Change
§ 3.84.110 – Land Divisions	§ 3.84.110 – Land Divisions
	No Change
§ 3.84.120 – Construction, Relocation and Alteration	§ 3.84.120 – Construction, Relocation and Alteration
	No Change
§ 3.84.130 – Modifications to Fire Code	§ 3.84.130 – Modifications to Fire Code
	No Change
§ 3.84.140 – Special Events	§ 3.84.140 – Special Events
	No Change
§ 3.84.150 – Explosives	
Section deleted due to language being adopted in the body of the code.	

CURRENT	2014 REPLACEMENT
New Section replacing Deleted Explosives	§ 3.84.150 – Authority to Inspect
	Section adopted to enhance alignment with partner agency standards.
§ 3.84.160 – Fire Code Section 108.3 Deleted.	
Section 105.6.30 of the California Fire Code requiring a permit for open burning is no longer deleted. BAAQMD no longer issues permits	
§ 3.84.170 – Board of Appeals	§ 3.84.160 – Board of Appeals
Board of Appeals moved to Section 3.84.160 to align document citations.	No Change to text – Board of Appeals moved to Section 3.84.160 to align document citations.
§ 3.84.180 – Violations	§ 3.84.170 – Violations
Violations moved to Section 3.84.170 to align document citations.	Change to text to identify fines and align with Chapter 1.40 (Administrative Remedies)
§ 3.84.190 – Failure to Comply	§ 3.84.180 – Failure to Comply
Failure to Comply moved to Section 3.84.180 to align document citations.	Change to text to identify fines and align with violations in Section 3.84.170
	§ 3.84.190 – Ignition Sources, Open Burning, Open Flames, Vacant Premises
New Sections adopted verbatim from Fire Code.	Adopted new sections to align with partner agencies.

CURRENT	2014 REPLACEMENT
§ 3.84.200 – Traffic Calming Devices	§ 3.84.200 – Turning Radius – NEW
Traffic calming devices moved to Section 3.84.230 to align document citations due to inclusion of 200,210 & 220.	Section 503.2.4.1 of California Fire Code is amended to base turning radius requirements on San Mateo Co. Apparatus and require approval while aligning with partner fire agency standards
§ 3.84.210 – Premises Identification	§ 3.84.210 – Bridges and Elevated Surfaces – NEW
Premises Identification moved to Section 3.84.260 to align document citations.	Section 503.2.6 of California Fire Code is amended to base construction requirements on San Mateo Co. Apparatus and require approval while aligning with partner fire agency standards
§ 3.84.220 – Multiple Tenant Structures	§ 3.84.220 – Fire Access lane Markings – NEW
Multiple Tenant Structures moved to Section 3.84.270 to align document citations.	Section 503.3.1 of California Fire Code is amended to standardize Fire Lane Marking requirements while aligning with partner fire agency standards
§ 3.84.230 – Commercial/Industrial Size and Stroke of Numbers	§ 3.84.230 – Traffic Calming Devices
Commercial/Industrial Size and Stroke of Numbers moved to Section 3.84.280 to align document citations.	No Change
§ 3.84.240 – Rear Addressing	§ 3.84.240 – Prohibited Parking – NEW
Rear Addressing moved to Section 3.84.290 to align document citations.	Section 503.4.1.2 of California Fire Code is amended to standardize Private Fire Lane Signage requirements adding CVC citation while aligning with partner fire agency standards

CURRENT	2014 REPLACEMENT
§ 3.84.250 – Suite/Unit Identification	§ 3.84.250 – Roadway Spikes – NEW
Suite/Unit Identification moved to Section 3.84.300 to align document citations.	Section 503.4.1.3 of California Fire Code is added to prohibit the permanent installation of roadway spikes to fire lanes without approval while aligning with partner fire agency standards
§ 3.84.260 – Directories	§ 3.84.260 –Premises Identification
Directories moved to Section 3.84.310 to align document citations.	No Change
§ 3.84.270 – Automatic Fire Sprinklers Required	§ 3.84.270 – Multiple Tenant Structures
Automatic Fire Sprinklers Required moved to Section 3.84.370 to align document citations.	No Change
§ 3.84.280 – Fire Department Response To False Alarms	§ 3.84.280 – Commercial/Industrial Size and Stroke of Numbers
Fire Department Response to False Alarms moved to Section 3.84.390 to align document citations.	No Change
§ 3.84.290 – Making False Report	§ 3.84.290 – Rear Addressing
Making False Report moved to Section 3.84.400 to align document citations.	No Change
§ 3.84.300 – Identification	§ 3.84.300 – Suite/Unit Identification
Identification moved to Section 3.84.420 to align document citations.	No Change

CURRENT	2014 REPLACEMENT
§ 3.84.310 – Fireworks	§ 3.84.310 – Directories
Fireworks moved to Section 3.84.440 to align document citations.	No Change
§ 3.84.320 – Permits	§ 3.84.320 – Construction Site – NEW
Permits moved to Section 3.84.450 to align document citations.	Section 505.2.1 of California Fire Code is added to require Street Signs or Road Signs and Address Numbers prior to combustibles onsite during construction while aligning with partner fire agency standards
§ 3.84.330 – Other Permits Required	§ 3.84.330 – Key Box – NEW
Other Permits Required moved to Section 3.84.4700 to align document citations.	Section 505.1.3 of California Fire Code is added to require installation of a standard key box onsite when access is deemed necessary while aligning with partner fire agency standards
§ 3.84.340 – Key Switch and Padlocks	§ 3.84.340 – Key Switch and Padlocks – NEW
New Section	Section 505.1.4 of California Fire Code is added to require installation of a standard key switch or padlock onsite for gate access when access is deemed necessary while aligning with partner fire agency standards

CURRENT	2014 REPLACEMENT
§ 3.84.350 – Suburban and Rural Water Supplies	§ 3.84.350 – Suburban and Rural Water Supplies – NEW
New Section	Section 507.2.2.1 of California Fire Code is added to allow use of NFPA Standards for water storage tanks, location and earthquake support where necessary while aligning with partner fire agency standards
§ 3.84.360 – Alarm Panel Clearance	§ 3.84.360 – Alarm Panel Clearance – NEW
New Section	Section 901.8.2 of California Fire Code is added to require clearance to Fire Alarm and Fire Protection equipment while aligning with partner fire agency standards
§ 3.84.370 – Automatic Sprinklers Required	§ 3.84.370 – Automatic Sprinklers Required
Automatic Sprinklers Required moved to Section 3.84.3700 to align document citations. Amended to allow flexibility to property owner in Sprinkler system design to avoid an additional shutoff/backflow on fire sprinkler systems.	Section 903.1.2 of California Fire Code is added to allow flexibility to property owner in Sprinkler system design to avoid an additional shutoff/backflow on fire sprinkler systems.
§ 3.84.380 – Partial Automatic Sprinkler Systems	§ 3.84.380 – Partial Automatic Sprinkler Systems – NEW
New Section	Section 903.6.1 of California Fire Code is added to prohibit the installation of partial fire sprinkler systems that only protect a portion of a building unless approved by the Fire Marshal.
§ 3.84.390 – Fire Department Response To False Alarms	§ 3.84.390 – Fire Department Response To False Alarms

CURRENT	2014 REPLACEMENT
Fire Department Response to False Alarms moved from Section 3.84.280 to align document citations.	No Change
§ 3.84.400 – Making False Report	§ 3.84.400 – Making False Report
Making False Report moved from Section 3.84.290 to align document citations.	No Change
§ 3.84.410 – Painting of Fire Protection Equipment and Hydrants	§ 3.84.410 – Painting of Fire Protection Equipment and Hydrants – NEW
New Section	Section 912.2.1.1 of California Fire Code is added to allow the Fire Marshal to require fire protection equipment or Fire Hydrants to be painted specific colors as specified.
§ 3.84.420 – Identification	§ 3.84.420 – Identification
Identification moved from Section 3.84.300 to align document citations.	No Change
§ 3.84.430 – Seismic Restraint	§ 3.84.430 – Seismic Restraint – NEW
New Section	Section 1003.3.4.1 of California Fire Code is added to allow the Fire Marshal to require storage shelving located adjacent to means of egress be secured.
§ 3.84.440 – Fireworks	§ 3.84.440 – Fireworks
Fireworks moved from Section 3.84.310 to align document citations.	No Change

CURRENT	2014 REPLACEMENT
§ 3.84.450 – Permits	§ 3.84.450 – Permits
Permits moved from Section 3.84.320 to align document citations.	No Change
§ 3.84.460 – Construction Documents	§ 3.84.460 – Construction Documents – NEW
New Section	Section 6101.3. of California Fire Code is added to allow the Fire Marshal to require construction documents for 500 gallon or larger LP-gas containers or multiple containers with an aggregate quantity of 2,000 gallons or more before installation.
§ 3.84.470 – Other Permits Required	§ 3.84.470 – Other Permits Required
Other Permits Required moved from Section 3.84.330 to align document citations.	No Change