

ATTACHMENT A



Fire Code Ordinance 2013-03



Fire Marshal – B/C Clayton Jolley
Coastside Fire Protection District
January, 1 2014 Effective Date

ORDINANCE NO. 2013-03

COASTSIDE FIRE PROTECTION DISTRICT COUNTY OF SAN MATEO, STATE OF CALIFORNIA

AN ORDINANCE ADOPTING THE CALIFORNIA FIRE CODE 2013 EDITION AND PRESCRIBING REGULATIONS GOVERNING CONDITIONS HAZARDOUS TO LIFE, PROPERTY AND THE ENVIRONMENT FROM FIRE, PANIC, EXPLOSION, HAZARDOUS MATERIALS AND HAZARDOUS USES AND ESTABLISHING A BUREAU OF FIRE PREVENTION AND PROVIDING OFFICERS THEREFOR

The Board of Directors of the Coastside Fire Protection District does hereby ordain as follows:

Section I. Findings of Fact.

- A. **General.** After due consideration, the Board of Directors of the Coastside Fire Protection District, hereby finds that the unique local climate, geological and topographical conditions existing within the boundaries of the District make it reasonably necessary for the District to impose more stringent requirements than set forth in the California Fire Code and pursuant to California Health and Safety Code sections 13869.7 and 17958.7, the District desires to make express findings to that effect and to adopt the modifications and changes contained in this adoptive Ordinance of the 2013 California Fire Code. Such changes are deemed to be reasonably necessary to provide adequate and effective protection of life, property, and the environment.

The District is within the air path approach to the San Francisco and San Jose International airports. The commercial air traffic as well as the presence of a large amount of private small aircraft presents a high potential for rescue and fire fighting demands on the District.

The District has numerous festival events that occur yearly as well as a significant amount of tourism due to the presence of several miles of Pacific coastline and beaches. Such events and tourism can present significant increases of vehicular traffic and population within the District. The District covers areas of the "Devils Slide" portion of Hwy #1, the Pillar Point Harbor and many miles of isolated coastline. These increased conditions result in a high demand for providing emergency services.

The Coastside Fire Protection District provides the fire protection services for the City of Half Moon Bay and the Communities of Montara, Moss Beach, Princeton, El Granada and Miramar in addition to the surrounding unincorporated areas with a total District size of 50 square miles. The District has established three fire stations to provide the emergency services. Fire Station 40 is located within the downtown area of the City of Half Moon Bay and Fire Station 41 is located within the unincorporated area of El Granada. El Granada is located four miles to the north of the City of Half Moon Bay. Fire Station 44 is located within the Moss Beach Area of the District. The District has thirty-five paid and twenty volunteer fire fighter positions, along with four management and two administrative support positions.

- B. **Climatic.** The Coastside Fire Protection District is located within a coastal region. The District is subject to extensive periods of dense coastal fog as well as an average rainfall of twenty-five (25) inches per year. These adverse weather conditions create severe hazardous road conditions as well as mud and rock slides along the main access roads within as well as into the District from the surrounding area. Due to the periods of heavy fog and rainfall, along with repeated flooding conditions and road closures, the ability of the Fire Protection District to provide immediate emergency response is often delayed. These same adverse climatic conditions often result in a large number of vehicular accidents that place extreme restraints on the availability of emergency response to perform emergency rescue, first aid, hazardous materials control and fire fighting. The climatic conditions often result in a substantial or total lack of ability of the Fire Protection District to respond immediately to the other types emergency situations that occur. Examples of these emergency conditions may be a structure fire, brush fire, hazardous material incident or emergency medical call. The mutual aid agreements established with adjoining fire protection agencies, might not be possible due to adverse climatic conditions having restricted or totally blocked access into the District.
- C. **Geological.** The Coastside Fire Protection District is located within a high activity seismic Zone 4. The San Andreas Fault, as well as faults that are not fully charted, are within immediate boundaries of the District. The seismic geological conditions present a very severe potential for multiple fires, major breakage of water mains, major breakage of natural gas mains, multiple electrical power failures, multiple collapsed structures, large number of calls for emergency medical aid, all of which may occur simultaneously during a seismic event. Most of the structures within the hilly terrain have water pumping systems used for fire suppression water delivery as well as water storage tanks. Most of the pumping systems are dependent on electrical power for operation. Such electrical power may not be available during a seismic event. Water storage in the Point Montara zone of the District is deficient in volume. Water storage tanks used for the storage of required fire suppression water may also collapse in such an event forcing the additional needs to transport water via additional pieces of fire apparatus which will place a significant restraint on the ability of the District to provide the required emergency services.
- D. **Topographical.** The District is composed of areas that are considered by the State Fire Hazard Severity Zone mapping system to be of High and Very High fire hazard. Much of the District is very hilly terrain covered with highly combustible natural vegetation including the presence of many groves of eucalyptus trees. The structures within the areas of hilly terrain have very limited fire access due to narrow roadways with steep grades and poor road surface conditions such as gravel. The presence of many existing structures within the high and very high fire hazard and wildland areas provides for a very severe potential of a structure fire spreading into a wildland fire condition.

Section II. Adoption of California Fire Code. Ordinance Number 2010-01 related to providing a Fire Prevention Code for the Coastside Fire Protection District is hereby repealed. Furthermore there is hereby adopted by the Board of Directors of the Coastside Fire Protection District, for the purpose of prescribing regulations governing conditions hazardous to life, property and the environment from fire, or explosion, hazardous materials, and hazardous uses, that certain code known as the 2013 California Fire Code, California Code of Regulations, Title 24 Part 9, including Appendix Chapter 4, Appendix B, Appendix C, Appendix D, Appendix H, Appendix K and Appendix I which has been adopted in part by the California Building Standards Commission with necessary amendments. The 2013 California

Fire Code utilizes the 2012 International Fire Code, published by International Code Council, as the base document. State Fire Marshal amendments that are considered Building Standards are included to form the California Fire Code. The California Fire Code is published and printed by the International Code Council, being particularly the 2013 edition thereof, and whole thereof, save and except such portions as are hereinafter deleted, modified or amended by Section IX of this ordinance, of which three (3) copies have been and now are filed in the Office of the Clerk of the Coastside Fire Protection District, and the same are hereby adopted and incorporated as fully as if set out at length herein, and from the date on which this ordinance shall take effect the provisions thereof shall be controlling within the limits of the Coastside Fire Protection District.

Section III. Establishment of the Bureau of Fire Prevention. The Bureau of Fire Prevention is hereby established and shall operate under the supervision of the Chief of the Coastside Fire Protection District or the person or persons authorized by the Chief of the Coastside Fire Protection District.

Section IV. Definitions.

1. Wherever the words "authority having jurisdiction or jurisdiction" are used, it shall be held to mean the Coastside Fire Protection District.
2. Wherever the words "fire department" are used, it shall be held to mean the Coastside Fire Protection District.
3. Wherever the words "Chief or Chief of the Bureau of Fire Prevention" are used, they shall be held to mean the Chief of the Coastside Fire Protection District or the person or persons authorized by the Chief of the Coastside Fire Protection District.
4. Wherever the word "Administrator" is used, it shall be held to mean the Board of Directors of the Coastside Fire Protection District.
5. Wherever the term "District Counsel" is used in the Fire Code, it shall be held to mean the Attorney for the Coastside Fire Protection District.

Section V. Establishment of Limits within the Coastside Fire Protection District in Which Storage and Use of Explosives and Blasting Agents Is to Be Prohibited. The storage and use of explosives and blasting agents are prohibited within the boundaries of the Coastside Fire Protection District.

Exception: The Chief of the Coastside Fire Protection District or the person or persons authorized by the Chief of the Coastside Fire Protection District, may issue a permit to store or use explosives and blasting agents after due consideration has been given to the potential hazards to life, and property and compliance to the requirements established by the California State Fire Marshal for the Storage and Use of Explosives.

Section VI. Establishment of Limits within the Coastside Fire Protection District in Which Storage of Flammable/Combustible Liquids in Outside Above-Ground Tanks Is to Be Prohibited.

The Chief shall have the authority to permit or deny each site-specific design and/or installation of above ground flammable/combustible liquids tanks within the established boundaries of the Coastside Fire Protection District.

Section VII. Establishment of Limits within the Coastside Fire Protection District in which Storage of Liquefied Petroleum Gases Is to Be Prohibited.

The Chief shall have the authority to permit or deny each site-specific design and/or installation for the storage of Liquefied Petroleum Gases within the established boundaries of the Coastside Fire Protection District.

Section VIII. Establishment of Limits within the Coastside Fire Protection District in Which the Storage of Compressed Natural Gas Is to Be Prohibited.

The Chief shall have the authority to permit or deny each site-specific design and/or installation for the storage of Compressed Natural Gas within the established boundaries of the Coastside Fire Protection District.

Section IX. Establishment of minimum roofing classification for all new buildings constructed or re-roofed within the Coastside Fire Protection District.

All roof installations regulated by California Building Code Chapter 15 and Appendix Chapter 15 shall comply with CBC Section 1505, **but in no case shall be listed as less than a minimum of a Class B roofing assembly.**

The Chief shall have the authority to inspect all such roofing systems during construction and/or require certification from the installer that the roof system does meet these requirements.

Section X. Amendments and Deletions to the California Fire Code as Published by and Printed by the International Code Council. The California Fire Code is amended and changed as follows:

Section 101 is adopted in its entirety.

Section 101.1 is amended and changed to read as follows:

101.1 Title. These regulations shall be known as the Fire Code of the Coastside Fire Protection District, hereafter referred to as "this code"

Section 101.2.1 is amended and changed to read as follows:

101.2.1 APPENDIX CHAPTERS. Appendix chapters, which are not specifically adopted, may be used in whole or in part by the Coastside Fire Protection District as guides toward enforcement of the provisions of this ordinance.

Section 104.1 is adopted in its entirety.

Section 104.1.1 is added to read as follows:

104.1.1 Fire Department Personnel and Public Officers. The Chief and members of the fire prevention bureau and other designated representatives as designated by the Chief shall have the powers of a public officer in performing their duties under this code and shall have the power to issue notices of violation or citations for violation of this code and any other ordinances of the Coastside Fire Protection District. Individuals designated as "public officers" shall assume those duties upon successful completion of a PC 832 course of instruction.

Division II, Section 104.3 is adopted in its entirety.

Division II, Section 104.3.1 is adopted in its entirety.

Division II, Section 104.9 is adopted in its entirety.

Division II, Section 104.9.1 is adopted in its entirety.

Division II, Section 104.9.2 is adopted in its entirety.

Division II, Section 104.10 is adopted in its entirety.

Division II, Section 104.10.1 is adopted in its entirety.

Division II, Section 104.11 is adopted in its entirety.

Division II, Section 104.11.1 is adopted in its entirety.

Division II, Section 104.11.2 is adopted in its entirety.

Division II, Section 104.11.3 is adopted in its entirety.

Section 105.6.4.1 is added to read as follows:

105.6.4.1 Special Event. An operational permit is required to conduct a special event either inside or outside of a structure. Special events include but are not limited to the following types of activity: crafts faire, festivals, historical celebrations, etc.

Section 106.2.3 is added to read as follows:

106.2.3 Authority to Inspect. The Chief or other designated representatives shall inspect, as often as necessary, buildings and premises, including such other hazards or appliances designated by the Chief for the purpose of ascertaining and causing to be corrected any conditions which would reasonably tend to cause fire or contribute to its spread, or any violation of the purpose or provisions of this code and of any other law or standard affecting fire safety.

Section 108 is added and changed to read as follows:

108.1 Board of Appeals Established. In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, there shall be and is hereby created a Board of Appeals.

Any person who is aggrieved within the meaning of this paragraph by an action of an authorized representative of the District may appeal the action to the Fire District's Board of Directors. The appeal must be in writing, must fully describe the action sought to be appealed and must be filed with the Clerk of the District Board within 30 days of the date of the action appealed. The Board of Directors shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire

code official. The decision rendered by the Board of Directors of the Coastside Fire District is final.

108.2 Limitations on Authority. A person shall be deemed to be aggrieved within the meaning of this Section if the person is the applicant or the permittee or is otherwise directly affected by the action in question. An application for appeal shall be based on a claim that the intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equivalent method of protection or safety is proposed. The action in question may also involve the approval or disapproval of a permit application submitted to the District, the grant or denial of a permit, or a decision concerning the interpretation, construction, operation or enforcement of the District's Fire Prevention Code. The Board shall have no authority to waive requirements of this code.

108.3 Qualifications. The Board of Appeals shall consist of the Fire District Board of Directors. The Fire Chief shall be an ex officio member of said Board but shall have no vote on any matter before the Board.

Section 109.4 is amended and changed to read as follows:

109.4 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 this code, shall be guilty of a misdemeanor, punishable by a fine of not less than \$250 dollars or more than \$2,500 or imprisonment for not less than 180 days or both in accordance with Section 19 of the California Penal Code. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Notwithstanding any other provision of this code, whenever violation of any section contained in this code is punishable as a misdemeanor, the prosecuting attorney having jurisdiction to prosecute said misdemeanor, may specify that the offense is an infraction and proceed with prosecution as an infraction, unless the defendant, at the time of his arraignment or plea, objects to the offense being made an infraction, in which event the complaint shall be amended to charge a misdemeanor and the case shall proceed on a misdemeanor complaint.

The imposition of one penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects; and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense.

- (1) The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.
- (2) Due to the potential danger of the hazardous materials regulated under the International/California Fire Code, any person, firm, or corporation who violates any of the provisions of the International/California Fire Code, shall be liable for civil penalties not exceeding \$250 dollars per day for the first ten days; and \$2,500 dollars per day for the next 20 days; and \$5,000 dollars for each day after twenty. This shall apply to each violation.

- (3) In addition to the penalties set out in this Code, any condition caused or permitted to exist in violation of any of the provisions of this Code shall be deemed a public nuisance and may be summarily abated as such, and each day such condition continues shall be regarded as a new separate offense. The Coastsides Fire Protection District shall also be permitted the right of recovering those funds, used to mitigate continuous, unabated hazards, which present a clear and present danger. The cost recovery fee shall be based on the actual hourly rate for the Coastsides Fire Protection District staff, used in gaining compliance for those in violation.

Section 111.4 is amended and changed to read as follows:

111.4 Failure to Comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$250 dollars or more than \$2,500.

Section 202 - add the following terms to read as follows:

ADMINISTRATOR is the Board of Directors of the Coastsides Fire Protection District.

AIR REACTIVE is any liquid, solid or gas, which, when combined with air, a reaction occurs that forms a hazardous condition. (See also, "pyrophoric")

ALL WEATHER SURFACE shall be a minimum of 6 inches of compacted Class II base rock and 3 inches of asphaltic concrete for grades up to 15%. From 15% to 20% an engineered surface such as rough grooved concrete is required. In no circumstances shall the grade exceed 20%.

AUTHORIZED REPRESENTATIVES shall be those persons determined by the Chief of the Coastsides Fire Protection District to act as the Chiefs' agent.

BRIDGE A bridge shall be defined as a structure designed to carry a roadway over a depression or obstacle

BUILDING CODE is the California Building Code, 2013 edition

ELECTRICAL CODE is California Electrical Code, 2013 edition.

EXECUTIVE BODY is the Board of Directors for the Coastsides Fire Protection District.

Section 202 - amend the following terms to read as follows:

EXPLOSIVE is any material which is designated an explosive by the regulations of the California State Fire Marshal in California Code of Regulations Title 19, Division 1, Chapter 6 – Fireworks or Chapter 10 – Explosives.

EXPLOSIVE MATERIALS is any material which is designated an explosive material by the regulations of the California State Fire Marshal in California Code of Regulations Title 19, Division 1, Chapter 6 – Fireworks or Chapter 10 – Explosives.

Section 202 add the following terms to read as follows:

FIRE DEPARTMENT is the Coastside Fire Protection District.

Section 202 - amend the following terms to read as follows:

FIREWORKS are a material as defined and classified by the regulations of the California State Fire Marshal in California Code of Regulations Title 19, Division 1, Chapter 6 – Fireworks or Chapter 10 – Explosives.

Section 202 add the following terms to read as follows:

HIGH EXPLOSIVE is a material as defined and classified by the regulations of the California State Fire Marshal in California Code of Regulations Title 19, Division 1, Chapter 6 – Fireworks or Chapter 10 – Explosives.

JURISDICTION is the Coastside Fire Protection District.

JURISDICTIONAL AREA is the boundaries established for the Coastside Fire Protection District including the City of Half Moon Bay and unincorporated areas of San Mateo County including Miramar, El Granada, Princeton, Moss Beach and Montara.

LIQUID TIGHT is the ability of a material to retain a liquid being contained and prevent the passage of such liquid.

MASS - DETONATING EXPLOSIVES are any materials that are so classified by the regulations of the California State Fire Marshal in California Code of Regulations Title 19, Division 1, Chapter 10 – Explosives.

MECHANICAL CODE is the California Mechanical Code, 2013 edition.

PLUMBING CODE is the California Plumbing Code, 2013 edition.

STAGE A space within a building utilized for entertainment or presentations, which includes overhead hanging curtains, drops, scenery or stage effects other than lighting and sound.

STREET is any thoroughfare or public way not less than 20 feet in width which has been dedicated or deeded to the public for public use and required as a means of fire access.

TRAFFIC CALMING DEVICES are design elements of fire apparatus access roads such as street alignment, installation of barriers, and other physical measures intended to reduce traffic and cut-through volumes, and slow vehicle speeds.

WASTE OIL is a Class III-B waste liquid resulting from the use of Class III-B combustible liquids such as motor oil, hydraulic oil, lubricating oil, brake fluids and transmission fluids.

Chapter 3, Section 303 is adopted in its entirety.

Section 303.3.1 is added to read as follows:

303.3.1 Fuel Cylinders for Asphalt Roofing Kettles. All fuel cylinders, used in conjunction with asphalt roofing kettles or related equipment, shall be adequately secured to prevent overturning.

Section 304.1.2.1 is added to read as follows:

304.1.2.1 Clearance of Brush, Vegetative Growth and Combustible Material from Lots. All lots shall be cleared of brush, vegetative growth and combustible material upon written notification by the Coastsides Fire Protection District.

Section 304.1.2.2 is added to read as follows:

304.1.2.2 Clearance of Brush, Vegetative Growth from Structure Area. Any person owning, leasing, controlling, operating or maintaining any building or structure in, upon or adjoining any hazardous fire area or any such area within the jurisdictional boundary of the Coastsides Fire Protection District, shall upon written notification remove and clear such brush, vegetative growth from the area of the building or structure, as prescribed within the written notice.

Section 304.1.2.3 is added to read as follows:

304.1.2.3 Fire Breaks. The Coastsides Fire Protection District may require the installation of "fire breaks" around or within parcels of property where combustible weeds, crops, brush or other combustible materials are present. The specific width and length of the "fire breaks" will be determined by the Coastsides Fire Protection District. The following conditions will be included as part of the determining factors regarding the width and length of the "fire breaks":

1. Height and width of combustible material present
2. Prevailing weather conditions
3. Topography of site
4. Available fire apparatus access
5. Fire protection systems available on-site
6. Relationship of structures within the given parcel to the combustible material or adjacent parcels where structures would become exposed to the presence of the combustible material

Specifications and guidelines for compliance with applicable sections of the ordinance shall be found in the Coastsides Fire District **"Standard Detail & Specification" titled "Vegetation Management"**.

Section 304.1.2.4 is added to read as follows:

304.1.2.4 Weed Abatement. Due to heavy growth of fuels, unmaintained lots are a hazard to the surrounding properties. Coastsides Fire Protection District staff shall carry out weed abatement program activities throughout the Coastsides Fire Protection District.

Section 304.1.2.5 is added to read as follows:

304.1.2.5 Declaration of Hazardous Fire Areas. The State of California through the California Department of Forestry and Fire Protection has identified and released for action HIGH and VERY HIGH FIRE HAZARD SEVERITY ZONES in Local Response Areas. The Board of Directors of the Coastside Fire Protection District hereby declares both of these zones as HAZARDOUS FIRE AREAS which shall require compliance with Section 4291 of the California Public Resources Code as updated by Section 5182 of the Government Code and Sections 304.1.2.1, 304.1.2.2, 304.1.2.3 and 304.1.2.4 of the Coastside Fire Protection District Ordinance No. 2013-03.

Chapter 3, Section 305 is adopted in its entirety.

Chapter 3, Section 307 is adopted in its entirety.

Chapter 3, Section 308 is adopted in its entirety.

Chapter 3, Section 310 is adopted in its entirety.

Chapter 3, Section 311 is adopted in its entirety.

Chapter 3, Section 317 is adopted in its entirety.

Chapter 5, Section 503 is adopted in its entirety.

Section 503.2.4.1 is added to read as follows:

503.2.4.1 Turning Radius. Inside and outside turning radius for fire access roads will be based upon the capability of the fire apparatus used by the Coastside Fire Protection District. Turning radius design approval must be obtained from the Coastside Fire Protection District.

Section 503.2.6 is amended to read as follows:

503.2.6 Bridges and elevated surfaces. Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HS-20 (25 ton). Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs or both shall be installed and maintained.

Section 503.3.1 is added to read as follows:

503.3.1 Fire Access Lane Markings. Curbs along fire access lanes shall be painted traffic red. Such curbs shall have the words "FIRE LANE" stenciled each Seventy-Five feet on both the face and top edge of the curbs. The stenciled letters shall be a minimum of three inches in height and have a minimum stroke of one-half inch. The lettering shall be white in color.

Section 503.3.1 continued:

Fire access lanes not having curbs shall either be provided with a twelve inch wide painted red stripe along the edge or provided with signs as described in Section 503.4.1 along the fire access lane at a maximum spacing of seventy-five feet. Fire lanes utilizing the painted stripe shall have stenciled on the red stripe the words "FIRE LANE" each seventy-five feet. The stenciled letters shall be a minimum of three inches in height and have a minimum stroke of one-half inch. The lettering shall be white in color.

Section 503.4.1.1 is added to read as follows:

503.4.1.1 Traffic Calming Devices. Traffic calming devices are prohibited unless approved by the fire code official. Traffic calming devices shall not be installed on designated fire apparatus response routes. When approved, traffic calming devices shall be installed in accordance with the Coastside Fire District's "Traffic Calming Devices" Standard Detail and Specification.

Section 503.4.1.2 is added to read as follows:

503.4.1.2 Prohibited Parking. If in the judgment of the Coastside Fire Protection District it is necessary to prohibit vehicular parking, or other materials or articles, along private fire access lanes in order to prevent obstruction of the required width of the fire access lane, signs shall be posted, as appropriate or as indicated in Section D103.6 with the addition of the following lettering near the bottom of the sign: (C.V.C.22500.1)

Section 503.4.1.3 is added to read as follows:

503.4.1.3 Roadway Spikes. The installation of roadway traffic control spikes is prohibited within fire access lanes unless prior approval is given by the Coastside Fire Protection District.

Section 505.1.1 is added to read as follows:

505.1.1 Premises Identification. New residential buildings shall have **internally illuminated** address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least six feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6 inch by 18 inch green reflective metal sign with 3 inch reflective Numbers/ Letters similar to Hy-Ko 911 or equivalent.

Section 505.1.2 is added to read as follows:

505.1.2 Multiple Tenant Structures. Multiple tenant buildings, using the same street address numbers, shall have suite or unit identification posted as required by the Coastside Fire Protection District.

Section 505.1.3 is added to read as follows:

505.1.3 Commercial/Industrial Size and Stroke of Numbers. Building address numbers shall be either internally or externally illuminated and contrasting with the background so as to be seen from the public way fronting the building.

Building address number heights shall be sized in accordance with the table noted below. The number stroke shall be 1/2-inch or larger.

<u>Distance from Road</u>	<u>Address No. Size</u>
0-50 feet	6-inch
50-100 feet	8-inch
100-150 feet	10-inch
150 + feet	12-inch
with a corresponding increase in stroke width.	

Section 505.1.4 is added to read as follows:

505.1.4 Rear Addressing When required by the Chief, approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the fire apparatus road at the back of the property. Number stroke and size will comply with Section 505.1 for residential buildings and 505.1.3 for commercial buildings.

Section 505.1.5 is added to read as follows:

505.1.5 Suite/Unit Identification. Buildings containing separate suite and/or unit identification shall have the suite or unit identification clearly posted with assigned letters or numbers having a minimum height of four inches and a minimum stroke of 3/8 inch. Assigned letters or numbers shall be of contrasting color to the background and located between 5 feet and 6 feet off the finished floor. Directional address numbers or letters shall be provided.

Section 505.1.6 is added to read as follows:

505.1.6 Directories. Complexes with multiple buildings may be required by the Coastside Fire Protection District to provide one or more of the following: a directory, a premise map or directional signage. Location, size and color of such elements will be determined by the Coastside Fire Protection District on a site-specific basis.

Section 505.2.1 is added to read as follows:

505.2.1 Construction Site. Approved street or road signs and address numbers of the construction site shall be installed prior to combustible construction materials being placed on the site.

Section 506.1.3 is amended and changed to read as follows:

506.1.3 Key Box. When required by the Coastside Fire Protection District, a Key Box of the size and type designated shall be mounted on the building near the main entrance and shall be located a minimum of 60 inches and not higher than 72 inches above the finished floor, in a location approved by the fire code official. Additional Key boxes may be required at rear entrances to buildings and Key padlocks may be required at any access gates as specified by the fire code official.

Section 506.1.4 added to read as follows:

506.1.4 Key Switch. When required by the Coastside Fire Protection District, a Key Switch shall be installed at every electric gate system used for fire access as specified by the Coastside Fire Protection District and Key padlocks may be required at any access gates by the fire code official.

Section 507.2.2.1 is added to read as follows:

507.2.2.1 Suburban and Rural Water Supplies. In areas where public and/or private fire mains are not available for the provision of the required fire flow, the Chief may develop a standard which requires a water supply for fire fighting be provided. In developing this standard, the Chief may be guided by NFPA Standards and Appendix C - California Fire Code 2013 edition.

Section 507.2.2.2 is added to read as follows:

507.2.2.2 Storage of Suburban and Rural Water Supplies. In calculating the water supply available to meet the minimum fire flow required in Section 507.1, swimming pools, ponds and underground cisterns shall not be considered as a primary water source.

Section 901.8.2 is added to read as follows:

901.8.2 Alarm Panel Clearance. A working space of not less than 30 inches (762 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided in front of fire protection equipment including, but not limited to: fire sprinkler control valves, fire department connections, hose connections, risers, hood system manual pull stations, fire alarm control panels, fire pumps and specialized fire protection storage tanks (dry chemical, foam, CO₂, clean agent). Where the fire protection equipment is wider than 30 inches, (762 mm), the working space shall not be less than the width of the equipment. No storage of any materials shall be located within the designated working space. Direct access to the working space shall be provided from aisles or access roadways. Modifications to working space dimensions shall be approved by the fire code official.

Section 901.11 is added to read as follows:

901.11 Modifications. When residential sprinkler systems as set forth in this Ordinance are provided, exceptions to, or reductions in, Building Code requirements based on the installation of an automatic fire extinguishing system are not allowed.

Section 903.1.2 is amended and changed to read as follows:

903.1.2 All Occupancies and Facilities. The following requirements shall apply to all new buildings or structures which require a building permit issued by the City of Half Moon Bay or the County of San Mateo:

1. Except as otherwise provided by this Section, or as provided under Section 903.3 of the latest adopted edition of the California Fire Code, automatic fire sprinkler systems shall be installed and maintained in every new building or structure of any type, use, occupancy or size which requires a building permit issued by the City of Half Moon Bay or the County of San Mateo.

2. The term “ automatic fire sprinkler system” as used in this Section means an integrated system of underground and overhead piping, including a water supply such as a gravity tank, fire pump, reservoir, pressure tank or connection by underground piping to a fire main, which system complies in all respects with the requirements for such systems contained in standards issued by the National Fire Protection Association based upon the occupancy classification or other standards approved by the California State Fire Marshals’ office and approved by the Chief on a case-by-case basis.

The following structures are exempt from the requirements of this Section:

1. Agricultural Buildings. For the purposes of this Section, an “Agricultural building” is defined as a non-residential structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. “Agricultural building” includes a place of employment where agricultural products are processed, treated or packaged. “Agricultural buildings” shall include greenhouses.
2. Commercial Structures not exceeding 1,000 square feet in area.
3. Mausoleums of Type 1 construction, as defined by the California Building Code, which do not contain offices, chapels or other places where the public assembles on a regular basis.
4. Open air parking garages of Type 1 construction as defined by the California Building Code, which do not contain offices, stores or other places of public occupancy for purposes other than parking vehicles.
5. Car wash structures where no offices or waiting rooms are attached.

The requirements of this Section are intended to represent minimum standards for new construction. Further, any requirements of the California Building Code, the California Fire Code or the State Building Standards Code, which is more restrictive, specifies higher standards or mandates specific locations within a structure for automatic sprinkler systems shall be applicable.

Notwithstanding Section 903.2 of the California Fire Code, no existing residential building or structure shall be required to conform with the requirements of this Section, unless the remodel, alterations, or repairs to the existing building or structure exceed 50% of the estimated valuation of such building or structure within any 60-month period, or are three or more stories in height above the fire department access level.

The following sections are amended by changing California Fire Code requirements to 1,000 square feet for fire sprinkler installation, as follows:

- | | | |
|------------------|------------|---|
| 903.2.1.1 | Group A-1. | Change 12,000 square feet to 1,000 square feet. |
| 903.2.1.2 | Group A-2. | Change 5,000 square feet to 1,000 square feet. |
| 903.2.1.3 | Group A-3. | Change 12,000 square feet to 1,000 square feet. |

903.2.1.4	Group A-4.	Change 12,000 square feet to 1,000 square feet.
903.2.3	Group E.	Change 12,000 square feet to 1,000 square feet.
903.2.4	Group F-1.	Change 12,000 square feet to 1,000 square feet.
903.2.4.1	Woodworking operations Change 2,500 square feet in area to 1,000 square feet.	
903.2.7-1	Group M.	Change 12,000 square feet to 1,000 square feet.
903.2.7-3	Group M.	Change 24,000 square feet to 1,000 square feet.
903.2.9-1	Group S-1.	Change 12,000 square feet to 1,000 square feet.
903.2.9-3	Group S-1.	Change 24,000 square feet to 1,000 square feet.
903.2.9-4	Group S-1.	Change 5,000 square feet to 1,000 square feet.
903.2.9-5	Group S-1.	Change 2,500 square feet to 1,000 square feet.
903.2.9.1-1	Repair Garages	Change 10,000 square feet to 1,000 square feet.
903.2.9.1-2	Repair Garages	Change 12,000 square feet to 1,000 square feet.
903.2.9.1-4	Repair Garages	Change 5,000 square feet to 1,000 square feet.
903.2.9.2	Bulk Storage of Tires Change 20,000 cubic feet to 1,000 cubic feet.	
903.2.10-1	Group S-2 enclosed parking garages. Change 12,000 square feet to 1,000 square feet.	
903.2.10.1	Commercial parking garages. Change 5,000 square feet to 1,000 square feet.	

Section 903.3.1.3.1 is added to read as follows:

Section 903.3.1.3.1 Automatic sprinkler systems installed in Group R, Division 3 occupancies shall conform to the following standards in addition to NFPA Standard 13D, 2010 edition:

1. Automatic sprinkler system coverage shall be provided throughout the residence to include all closets, bathrooms, garages, and any area used for storage.
 - a. Exception: Small linen closets less than 24 square feet with complete full depth shelving.
2. An exterior bell shall be mounted in a location to be audible from the street upon activation of the required flow switch.
3. An interior audible device shall be mounted in a central location audible from the master bedroom upon activation of the required flow switch.
4. A sprinkler head shall be mounted on a metal sprig above any attic access openings and where required by the AHJ.

5. An inspectors test valve shall be mounted to flow from the most remote area of the system in an accessible location.
6. All group R, Division 3 occupancies shall require an automatic sprinkler system regardless of square footage, -0- Square feet.

Section 903.6.1. is added to read as follows:

903.6.1 Partial Systems. Unless approved in writing by the fire code official, automatic fire sprinkler systems that only protect a portion of the building shall not be allowed.

Section 905.5.3. is amended and changed to read as follows:

905.5.3 Class II System 1 1/2-inch hose. A minimum *1 1/2 inch (37.5 mm)* hose shall be allowed to be used for hose stations in light-hazard occupancies where investigated and listed for this service and where approved by the fire code official.

Section 907.2.11.2.5 is added to read as follows:

907.2.11.2.5. Smoke Detection for Existing Group R Division 3 Occupancies.

All existing Group R Division 3 Occupancies shall be provided with an approved smoke detection system meeting the requirements of 907.2.11.2 throughout the structure when any of the following occurs:

1. When alteration, repairs, structural changes or additions occur, within a twelve-month period and the value of such work is in excess of \$1,000.00.
2. When property is occupied by other than the property owner and rental or lease income is derived.
3. When existing property is sold an inspection of the installed smoke detection system for compliance with the Fire Code shall be completed by the Coastside Fire Protection District prior to close of escrow.

Installation of the smoke detection system shall be reviewed and approved by the Coastside Fire Protection District prior to installation and inspected prior to final sign-off on occupancy.

Section 907.8.5.1 is added to read as follows:

907.8.5.1 Fire Department Response to False Alarms. Any building owner or owner's agent who fails to properly maintain and service any smoke detector or fire alarm system, water flow detection alarm or fire sprinkler tamper alarm, after being notified that service or maintenance is required, will be subject to the payment of costs related to any false alarm response by the fire department.

Section 907.8.5.2 is added to read as follows:

907.8.5.2 Making False Report. It shall be unlawful for a person to give, signal or transmit a false alarm. A false report may include signals from a fire alarm system, including signals caused during fire alarm maintenance without prior Fire District notification. Making a false report shall be liable to a fine as set forth in the Fire District fee schedule.

Section 912.2.1.1 is added to read as follows:

912.2.1.1 Painting of Fire Protection Equipment and Hydrants. When required by the Chief, fire-protection equipment and fire hydrants shall be painted a color specified by the Coastside Fire Protection District.

Section 912.4.1 is added to read as follows:

912.4.1 Identification. Fire department connections to sprinkler systems and/or standpipe systems shall clearly identify the building served as required by the Coastside Fire Protection District.

Section 1003.3.4.1 is added to read as follows:

1003.3.4.1 Seismic Restraint for Storage Shelving. All storage shelving shall be provided with adequate seismic restraint as required by Chapter 16 of the California Building Code. Storage shelving not required to have seismic restraint by the Building Code may be required to be secured to prevent obstruction of the means of egress as determined by the Coastside Fire Protection District.

Section 1103.5.3. is added to read as follows:

1103.5.3 Occupancy Classification Change to Existing Buildings. An automatic fire sprinkler system shall be installed throughout all existing buildings when a change of occupancy classification occurs and when the existing total floor area is 2,500 or more square feet or three or more stories in height above fire department access at grade.

EXCEPTIONS:

1. When in the opinion of the Chief, the change of occupancy classification did not result in a significant increase in the level of life safety or fire safety of the occupancy, the Chief may waive the requirement for automatic fire sprinkler system installation.

Section 1103.5.4. is added to read as follows:

1103.5.4 Additions to Existing Buildings. An automatic fire sprinkler system shall be installed throughout all existing buildings when an addition to the building occurs and the new floor area is 1,000 or more square feet, or three or more stories in height above fire department access at grade.

Section 3301.2 is added to read as follows:

3301.2 Permits. Permits shall be required as set forth in Section 105 and regulated in accordance with this section.

Section 6101.3 is amended and changed to read as follows:

Section 6101.3 Construction Documents. Where a single LP-gas container is 500 gallons (1893 L) or more in water capacity or the aggregate water capacity of LP-gas containers is more than 2,000 gallons (7570 L), the installer shall submit construction documents for such installation.

Appendix D, Section D101 is adopted in its entirety.

Appendix D, Section D102 is adopted in its entirety.

Appendix D, Section D103 is adopted in its entirety and amended.

D103.6.3 is added to read as follows:

D103.6.3 Fire Apparatus Access Roads 36 feet and greater shall allow parking on both sides.

Section D103.6.4 is added to read as follows:

D103.6.4 Prohibited Parking Signs. A sign of a size, type and design approved by the Coastside Fire Protection District shall be located on the right side of the fire access lane within the first twenty-five feet of the entry. The sign shall be permanently mounted with the bottom of the sign to be a minimum of six feet above the adjacent grade but not at a height greater than ten feet.

Section D103.6.5 is added to read as follows:

D103.6.5 Maintenance and Installation of Fire Access Signs. It shall be unlawful for the owner, lessee or person in charge of private property to fail to install and maintain required fire access lane signs and/or markings after having been given notice by the Coastside Fire Protection District.

Section D103.6.6 is added to read as follows:

D103.6.6 Unlawful Parking. It shall be unlawful for any person to park or leave standing an unattended motor vehicle within a fire access lane having signage and/or markings as described in Sections 503 and D103.6 .

Section D103.7 is added to read as follows:

D103.7 Traffic Signal Control Devices. When a government agency requires an Encroachment Permit at any intersection and new or existing traffic signals are involved, the traffic signals shall be provided with a traffic signal control device that is operated from the fire apparatus.

Section XI. Severability:

If any Section, subsection, provision or other portion of this ordinance, or its application to any person or circumstance, is held invalid or unenforceable, all other parts of this ordinance shall remain in full force and effect, and the Board declares that it would have adopted each section, subsection and provision independently, and that each provision is severable.

Section XII. Effective Date

This ordinance shall be in full force and effect after it is ratified by the City of Half Moon Bay and The County of San Mateo, but in any event no sooner than thirty (30) days after its adoption by the District. Within fifteen (15) days after the ordinance is adopted, a summary of this ordinance and a tally of how each Board member voted shall be published once in a newspaper of general circulation, and posted at the District office.

INTRODUCED at a regular meeting of the Board of Directors of the Coastside Fire Protection District on October 23, 2013.

PASSED AND ADOPTED at a special meeting of the Board of Directors of the Coastside Fire Protection District on December 11, 2013 by the following roll call vote:

AYES: Anderson, Burke, Cockrell, McShane, Rarback

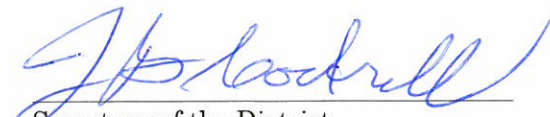
NOES: none

ABSENT: none



President, Board of Directors
Coastside Fire Protection District

ATTEST:



Secretary of the District

ATTACHMENT B

MENLO PARK FIRE PROTECTION DISTRICT
ORDINANCE NO. 36-2013
DISTRICT FIRE PREVENTION CODE
ADOPTING THE 2012 INTERNATIONAL FIRE CODE WITH CALIFORNIA AND
LOCAL AMENDMENTS
(Version Adopted, Amended and Restated on September 17, 2013)

This Ordinance was introduced and was adopted after the holding of a public hearing pursuant to California Health and Safety Code Section 13869.7 and California Government Code Section 50022.3.

WHEREAS, pursuant to Title 24 of the California Code of Regulations, also known as the California Building Standards Code (“CBSC”) and California Health and Safety Code Section 13869 *et seq.*, a fire protection district may adopt a fire prevention code by reference and may also, when reasonably necessary due to local climatic, geological or topographical conditions, establish more stringent local building standards relating to fire and panic safety than those set forth in the CBSC; and

WHEREAS, the Menlo Park Fire Protection District (the “District”) now desires to adopt by ordinance a new amended and restated District Fire Prevention Code that makes local amendments to the 2013 California Fire Code.

NOW, THEREFORE, the Board of Directors of the Menlo Park Fire Protection District ordains as follows:

Findings and Determinations Pursuant to State of California Health & Safety Code sections 1758 and 17958.5

Pursuant to Section 17958.5 and 17958.7 of the State of California Health and Safety Code, the Board of Directors of the Menlo Park Fire District finds that the above changes or modifications are needed and are reasonably necessary because of certain local climatic, geological and topographic conditions as described below.

Finding 1: Climatic

The District, on average, experiences an annual rainfall of 19.7 inches. This rainfall can be expected between October and April of each year. However, during the summer months there is little, if any measurable precipitation. During this dry period the temperatures are usually between 70 – 95 F degrees with light to gusty westerly winds. These drying winds, combined with the natural and imported vegetation which is dominant throughout the area, create a hazardous fuel condition that can cause extensive encroaching into these wooded and grass covered areas where wind-driven fires can have severe consequences. This has been demonstrated in a number of like climatic areas within the State of California and the western United States.

Because of variable weather patterns, normal rainfall cannot always be relied upon. This can result in water rationing and water allocation programs, as demonstrated in past drought patterns. Water shortages may also be expected in the future due to limited water storage capabilities and increased consumption. The District is bounded by San Francisco Bay on the east and the foothills of the Santa Cruz Coastal Range of mountains on the west. This setting allows for strong gusty winds to blow through the Fire District. These winds are a common occurrence each afternoon during summer months. Wind increases a fire's ability to spread and has been attributed to the rapid spread of both vegetation and structure fires. Automatic fire sprinkler protection as required in buildings specified in Chapter 9 of the Fire Code and the local requirements and standards of Menlo Park Fire Protection District would significantly reduce the fire's ability to spread rapidly, especially when the jurisdiction is affected by the typical wind patterns.

Finding 2: Geologic and Geographic:

A. Geographic Location. The District is located at the southeastern most part of San Mateo County.

B. Seismic Location. The District is situated on alluvial soils between San Francisco Bay and the San Andreas Fault zones. The location makes it particularly vulnerable to damage to taller and older structures caused by seismic events. The relatively young geological processes that have created the San Francisco Bay Area are still active today. Seismically, the District sits between two active earthquake faults, the San Andreas fault and the Hayward/Calaveras fault, and numerous potentially active faults. A majority of the District's land surface is in the high-to-moderate seismic hazard zones, as established by the U.S. Geological Survey.

C. Seismic and Fire Hazards: Fires following an earthquake have the potential of causing greater loss of life and damage than the earthquake itself. A significant portion of the District's residential, commercial and industrial structures are located in seismic risk zones. Should a significant seismic event occur, fire suppression resources would have to be prioritized to mitigate the greatest threat, and may not be available for every structural fire. In such an event, individual structures should be equipped to help in mitigation of the risk of damage.

Other variables could aggravate the situation: (i) the extent of damage to the water system; (ii) the extent of isolation due to bridge and/or freeway overpass collapse; (iii) the extent of roadway damage and/or amount of debris blocking the roadways; (iv) climatic conditions (hot, dry weather with high winds); (v) time of day will influence the amount of traffic on roadways and could intensify the risk to life during normal business hours; and; (vi) the availability of timely mutual aid or military assistance.

D. Waterways. The Fire District's south and east boundary lines are waterways, the south side being the San Francisquito Creek, and the east side being the San Francisco Bay. Both waterways are influenced by tides. The San Francisquito Creek is fed from Searsville Dam, located along the Jasper Ridge, and also collects water from storm drains along its drainage pathway. The creek finally empties into San Francisco Bay, and is therefore influenced by tidal activity. During periods of heavy rainfall in combination with high tides in the Bay, San Francisquito Creek has overflowed its banks, causing floods in both East Palo Alto and Menlo Park. The floods have hampered fire apparatus making a timely response to emergencies and providing needed service to the community. Proper roadway widths as defined in Chapter 5 of the Fire Code and the minimum roadway standards established by Menlo Park Fire District can provide fire apparatus with accessibility while helping to divert excess water flow during rainy seasons.

E. Transportation. The District is dissected by a major state highway (El Camino Real) and two major interstate freeways (I-280 and U.S. 101). However, the interconnecting road system is significantly less well developed. These conditions are likely to affect response times of fire suppression personnel and apparatus during periods of heavy traffic or conditions of major emergencies.

The Fire District is also split in half by an active railway that serves commuters during daylight hours and transports freight in the evening. There are seven railroad crossings that allow fire apparatus to cross from one side of the Fire District to the other. The railroad limits the Fire District's ability to not only make a timely response to an emergency, but also hampers our ability to provide a safe number of fire fighters to the scene of an emergency to begin operations that are compliant with Cal-OSHA Safety Regulations. Again, a structure's ability to control a fire or emergency condition with fire sprinkler protection, would play a key role in reducing losses.

A single toll bridge connects the Fire District with a substantial workforce that resides in Alameda County. This single point source connection significantly adds to traffic congestion through the jurisdiction during commute hours. With alternative work schedules, commute hours may last from 5:00 am through 7:00 pm, with significant traffic backups also noted during the lunch hour.

F. Soil Conditions. The District lies near the southern end of San Francisco Bay and is built atop the alluvial deposits that surround the margins of the Bay. The alluvium was created by the flooding of the many streams emptying into San Francisco Bay depression, and from intermittent sea water inundation has occurred over the last two or three million years. The areas closest to the Bay are overlain by unconsolidated fine silty clay, known as Bay Mud which varies in thickness from a few feet to as much as 30 feet. Generally, the older more stable alluvium is to the south and the younger less stable material is to the north. Bedrock lies beneath the area at depths generally 300 feet or more. The predominant soils patterns actuate the adverse effects on structures that may be expected from major seismic events.

G. Building Design. Many of the older and taller buildings are of designs which greatly limit accessibility by District resources. This includes large narrow parcels that have been subdivided into “flag-lots” on narrow residential streets.

The infrastructure that supports these buildings is old and not in compliance with current Codes. Some water mains in residential areas deliver water supplies that do not meet fire flow requirements required by Appendix B of the Fire Code. Some fire hydrant locations in both residential and commercial do not meet distance requirements of Appendix C of the Fire Code. This will not only hamper fire suppression operations, but limits building design. When water supplies must be altered to accommodate new construction, Menlo Park Fire District Standards on Underground Water Piping and the Standard on Water Supplies attempt to work with the existing infrastructure to accommodate the needs of fire fighters.

Residential properties in the Fire District consist primarily of one-acre or smaller parcels, flag lots and single and multi-family infill developments. Common to the larger parcels is the development of additional residential or in-law type occupancies for which fire department access is difficult based on existing driveway configurations for the original single- family parcels. Flag lots, for example, typically have driveways in excess of 150 feet, with narrow access, necessitating additional requirements, which the Fire District has added to Section 501.1, by creating Standards for driveways and private roadways that includes minimum driveway widths, fire apparatus turnaround specifications, and minimum vertical clearances. Additionally, fire department response times are increased due to gated access roads, a lack of street or address illumination, and existing vegetation barriers. Section 505.1 provides minimum standards for addresses on buildings and now requires new buildings to have illuminated addressing. However, neighborhood street lighting continues to be an issue.

Proper roadway widths as required by Chapter 5 of the Fire Code, along with minimum Menlo Park Fire District Standards would allow fire apparatus to set up fire suppression operations and access both driveways, that extend greater than 150 feet, and private roadways serving minor developments.

With the aging infrastructure, many water supplies do not meet current fire flow requirements. When redevelopment occurs, compliance to Fire Code Section 507 in addition to Menlo Park Fire District Standards on Water Supplies and on Underground (Piping) Standards is required. The Water Supply Standard provides for the type and size of the approved fire hydrant, its location in relationship to “flag-lots”, and placement of “blue-dots” to indicate their placement.

Due to the close proximity to San Francisco Bay, salt content in the soil is highly corrosive. Menlo Park Fire District’s Underground Standards provides requirements for underground piping of both fire hydrant installations as well as underground piping for automatic fire sprinkler system.

Finding 3: Topographical

The District's topographic conditions are closely associated with the geological/geographical element. With the elevation changes within the District, development has followed the path of least resistance, creating a meandering pattern. This circumstance does not lend itself to a good systematic street and road layout, which would promote easy traffic flow. It has, in fact, resulted in few major cross-town thoroughfares that tend to be heavily congested, primarily during commute hours and seasonal periods of the year. This creates barriers that reduce the response time of fire equipment and other emergency services.

The topography of the District is also challenged by major development patterns. Employment areas are located adjacent to and throughout the jurisdiction. The people who work in these areas have added to the traffic congestion in the District thereby reducing the District's response time capabilities.

Inherent delays caused by these traffic patterns make it necessary to mitigate these problems with greater requirements for built-in automatic fire protection systems, noted in Section 903 of the Fire Code, along with local requirements and standards. In addition, the Fire District has added Fire Alarm maintenance requirements, specifically UL Certification noted in Section 907, to reduce false alarms and insure system reliability.

Finding 4

The climatic conditions along the Peninsula affect the acceleration, intensity and size of a fire within the jurisdiction. Times of little or no rainfall, low humidity, and high temperatures have created extremely hazardous fire conditions, particularly as they relate to roof fires and conflagrations. The winds experienced in the Fire District can have a tremendous impact upon structure fires by carrying sparks and burning brands to other structures, thus spreading the fire and causing conflagrations. In building fires, winds can literally force the fire back into the structure, creating a blow torch effect, in addition to preventing the natural and cross ventilation efforts of firefighters. In 1997, a fire at Green Oaks School in East Palo Alto resulted in a multi-million dollar loss. The fire's unusually rapid spread was attributed to wind conditions occurring at the time of the fire. Other fires within the jurisdiction's housing tracts have also experienced unusually rapid spread due to the gusty winds that occur daily off the San Francisco Bay.

Finding 5

By the use of automatic early fire detection and suppression systems, the Fire District will have the ability to curb losses of life and property attributed to the local climate's influence on fires. With the use of an early, automatic fire suppression system, major fire losses can be controlled. For example, in 1989, a flammable liquid fire occurred at Romic Environmental Services, a former chemical recycling company that

was located at the south end of the Fire District. The area suspected as the point of the fire's origin was an open-air, unsprinklered building subject to wind conditions. The fire grew rapidly. It was finally brought under control several hours after discovery, with the assistance of neighboring fire departments and resulted in a multi-million dollar loss of property, equipment and product. Two years later, after the area had been rebuilt and retrofitted with an automatic fire sprinkler system, another fire occurred at the same location. This fire was contained to a single piece of equipment and was controlled by one fire crew.

Finding 6

The geological conditions experienced within the Fire District increase the magnitude, exposure and accessibility to fire events. For example, a fire following an earthquake has the potential of causing greater loss of life and damage than the earthquake itself. Hazardous materials, particularly toxic gases, could pose the greatest threat to the largest number of people, should a significant seismic event occur. Fire protection resources would have to be prioritized to mitigate the greatest threat, and may likely be unavailable for smaller single-family dwelling or smaller business occupancy fires. Other variable conditions could include damage to the water system, freeway overpass collapse, roadways blocked by debris, and time of day, which could affect traffic patterns during or after the event.

In 1989 a 7.0 magnitude earthquake struck the San Francisco Bay Area via the San Andres Fault. For three hours following the event, firefighters from Menlo Park Fire District responded to over 100 incidents per hour. Though during this event, losses in the Fire District due to fire were minimal, however other neighboring jurisdictions were not as lucky. Had automatic fire sprinkler protection been a requirement at the time, it could have assisted firefighters in setting their priorities and assisting those citizens who needed emergency services the most.

Finding 7

Heavy traffic congestion on city streets already acts as a barrier to the timely response of fire equipment and emergency services. Continued growth, both residential and commercial from both inside and outside the Fire District will only serve to continue the traffic problem. In the event of an accident or other emergency at certain key point intersections, portions of the Fire District could be isolated or response times could be sufficiently slowed, thus increasing the risk of substantial injury and damage.

A year long time study of response times for fire apparatus indicates significant increases in response to emergencies during the commute hours of 6:00 am to 10:00 am and again from 3:00 pm to 7:00 pm. In conjunction with the increased response time, fire losses also showed the same pattern of higher losses for fires starting during commute hours. From 2003 to 2012, the Fire District experienced 22 structural fires where the property loss was greater than \$300,000. Of those fires more than half occurred during

the above noted commute hours, indicating significant losses that could be directly attributed to typical traffic congestion experienced within the Fire District.

If fire apparatus is hindered in their response, automatic fire sprinkler protect will help. According to IFSTA Training Manuals, the temperature inside a structure can go from ambient to an excess of 1,000F within the first ten minutes of a fire. Delay of fire apparatus will only allow the fire to grow, thus making efforts to suppress the fire more difficult. Additionally, the ability to perform an effective rescue is diminished if fire fighters are delayed in their response. With the automatic fire sprinkler protection in place, the fire should be held to a controllable level, allowing the ability of citizens to escape from the burning structure, as well as allowing firefighters to contain the fire in a safe manner, in its beginning stages.

Finding 8

It is due to these climatic, geographical and topographical conditions that the Fire District supports the need for structures within the jurisdiction to at least be capable of initial fire suppression capacity.

Finding 9

For the above reasons, taken individually and cumulatively, that the Board of Directors of the Menlo Park Fire Protection District finds there to be building and fire hazards particular to the jurisdiction that require the increased fire protection detailed as set forth in this Ordinance.

Section 1: Adoption by Reference

Paragraph 1- Title

This set of regulations, including provisions adopted and incorporated by reference, shall be known as the "District Fire Prevention Code" of the Menlo Park Fire Protection District ("the District") and may be cited as such. It is also referred to as "the Code" in these regulations.

Paragraph 2- Authority

The District Fire Prevention Code is adopted pursuant to the Fire Protection District Act of 1987 (California Health and Safety Code Sections 13800 *et seq.*) and in particular the following provisions of that Act:

- Section 13861(h), which empowers the District to adopt ordinances;
- Section 13861(i), which empowers the District to establish and enforce rules and regulations for the administration, operation and maintenance of the governmental services which it is authorized to provide;

- Section 13862, which empowers the District to provide certain governmental services including fire protection services;
- Section 13869, which empowers the District to adopt a fire prevention code by reference; Section 13870, which empowers the District's authorized representatives to order correction or elimination of fire and life hazards;
- Section 13871(b), which provides that failure to correct or eliminate a fire or life hazard after a duly issued order is a misdemeanor;
- Section 13872, which empowers the District's authorized representatives to issue citations for certain violations;
- Section 13873, which provides that the District's employees shall have the powers of peace officers while engaged in the prevention and suppression of fires and the preservation of life and property; and,
- Sections 13916, 13917, 13918 and 13919, which, among other things, empower the District's Board of Directors (the "Board" or "Board of Directors") to charge a fee to cover the cost of any services, which the District provides and the cost of enforcing any regulation for which a fee is charged.

Paragraph 3- Adoption by Reference of the California Fire Code, which Code Adopts by Reference the 2012 Edition of the International Fire Code With Necessary Amendments.

The California Fire Code (California Code of Regulations, Title 24, Part 9), (the "CFC") which adopts by reference the 2012 edition of the International Fire Code ("IFC") with necessary State amendments (which codes shall collectively be referred to in the District's Fire Prevention Code as "the IFC Code" or the "IFC"), is adopted by reference and incorporated into the District Fire Prevention Code in its entirety, including appendix items, except to the extent portions of the CFC may be deleted, modified or amended by Paragraph 4 of this Code. This ordinance shall take effect January 1, 2014.

Paragraph 4- Amendments, Modifications and Deletions to the CFC

The following Sections of the CFC have been amended, modified or deleted as follows:

**CHAPTER 1
SCOPE AND ADMINISTRATION
DIVISION I
CALIFORNIA ADMINISTRATION**

1.11.9 Stop Work Order. This Section is replaced with Section 111 and modified as indicated below in Section 111.4.

**DIVISION II
ADMINISTRATION**

101 General

[A] **101.1 Title.** These regulations shall be known as the District Fire Prevention Code of Menlo Park Fire Protection District hereinafter referred to as “the Code.” See also Paragraph 3 of this ordinance.

105 Permits

[A] **105.6.4 Carnivals and fairs.** An operational permit is required to conduct a carnival or fair. Carnivals and fairs shall be in accordance with Menlo Park Fire Protection District Standard “Requirements to Conduct Public Assemblages and Events” (See Chapter 80 of this ordinance).

[A] **105.6.13 Exhibits and trade shows.** An operational permit is required to operate exhibits and trade shows. Exhibits and trade shows shall be in accordance with Menlo Park Fire Protection District Standard “Requirements to Public Assemblages and Events” (See Chapter 80 of this ordinance).

105.6 30 Open Burning.

[A] **105.6.30 Open burning.** When allowed by the Bay Area Air Quality Management District, an operational permit is required for the kindling or maintaining of an open fire or a fire on any public street, alley, road, or other public or private ground. Instructions and stipulations of the permit shall be adhered to.

108 Board of Appeals

[A] **108.1 Board of appeals established.** In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, there shall be and is hereby created a Board of Appeals.

Any person who is aggrieved within the meaning of this paragraph by an action of an authorized representative of the District may appeal the action to the Fire District’s Board of Directors. The appeal must be in writing, must fully describe the action sought to be appealed and must be filed with the Clerk of the District Board within 30 days of the date of the action appealed. The Board of Directors shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official.

[A] **108.2 Limitations on authority.** A person shall be deemed to be aggrieved within the meaning of this Section if the person is the applicant or the permittee or is otherwise directly affected by the action in question. An application for appeal shall be based on a claim that the intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equivalent method of protection or safety is proposed. The action in question may also involve the approval or disapproval of a permit application submitted to the District, the grant or denial of a permit, or a decision concerning the interpretation, construction, operation or enforcement of the District's Fire Prevention Code. The Board shall have no authority to waive requirements of this code.

[A] 108.3 Qualifications. The Board of Appeals shall consist of the Fire District Board of Directors. The Fire Chief shall be an ex officio member of said Board but shall have no vote on any matter before the Board.

109 Violations

[A] 109.4 Violation Penalties. Persons who shall violate a provision of a fire prevention code or a district ordinance shall be guilty of an infraction, which shall be punishable by a fine in accordance with Sections 17(d) of the currently adopted California Penal Code. Any person who fails or refuses to correct or eliminate a fire or life hazard after written order of the District Board or its authorized representative is guilty of a misdemeanor, which shall be punishable by fine or imprisonment or both in accordance with Section 19 of the currently adopted California Penal Code. The imposition of a punishment pursuant to this paragraph shall neither excuse the violation, nor shall it authorize the violation to continue or preclude the District from taking other action to enforce compliance with a fire prevention code or district ordinance. All violations shall be corrected within a reasonable time regardless of whether a conviction is obtained. Each day that a violation continues after due notice has been served, shall be deemed a separate offense.

The District shall be entitled to recover all of its actual expenses incurred to correct violations and to obtain compliance with the District's Fire Prevention Code. If the violation has not been corrected, the District shall begin charging an hourly Code Enforcement charge for additional follow up inspections until the violation has been corrected. Code Enforcement charges shall be in accordance with the Fire District's fee schedule, account #41310.

111 Stop Work Order

[A] 111.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition shall be liable to a Code Enforcement charge as set forth in the Fire District's fee schedule under account #41310. See also Section 109.4 above.

113 Fees

[A] 113.6 Permit Fees to Public Agencies. Fees shall be charged to other public agencies for services provided by the District. The District Board may, by resolution, establish policies and procedures by which waivers from payment of fees may be allowed by the Board, when payment of a fee would not be in the public interest.

Exception: No fees shall be charged to another public agency for the construction of public improvements, or public facilities, or for operational permits.

CHAPTER 2 DEFINITIONS

202 General Definitions

FIRE CODE OFFICIAL. The fire code official shall mean the District's Fire Chief, employees of the District's Fire Prevention and Fire Suppression Divisions and such other representatives of the District as may be authorized by the Menlo Park Fire District Board of Directors or the Fire Chief

[B] FLOOR AREA, GROSS. The floor area within the inside perimeter of the *exterior walls* of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding *exterior walls* shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts. For residential occupancies, square footage does not include an attached garage (U Occupancy) or attached carport.

Areas to be included in the square footage calculation include:

- 1- Garages or carports if under a habitable space, or covers egress per NFPA 13D 8.6.6
- 2- New attached garage
- 3- All additions
- 4- Total square footage of any room that received alterations or additions.
Removing sheetrock exposing structural framing or any change to structural in a room involves the total square footage of that room.

Existing square footage may be obtained from the San Mateo County Tax Assessor's Office or may be submitted by a licensed architect.

[A] JURISDICTION. Jurisdiction shall mean the territorial boundaries of the Menlo Park Fire Protection District. In that case "Jurisdiction" would mean, as appropriate, the County of San Mateo, the City of East Palo Alto, the City of Menlo Park and the Town of Atherton. The Fire District's map book shall be adopted by reference to indicate the territorial boundaries of the Menlo Park Fire Protection District.

Except where in the code the term "jurisdiction" is used in a context which implies the ability to exercise governmental powers, such as "the authority having jurisdiction," then in that context "jurisdiction" shall mean the particular public agency authorized to and exercising that governmental power.

LOCAL LAW ENFORCEMENT. Local law enforcement" shall mean the local police departments of the City of East Palo Alto, the City of Menlo Park, the Town of Atherton, the San Mateo County Sheriff's Department, and the California Highway Patrol.

SUBSTANTIAL ALTERATION. The renovation of any structure, which combined with any additions to the structure, affects a *gross floor area* which exceeds fifty percent of the existing floor area of the structure. This may include but is not limited to :

- a. Removal of electricity to the building or structure.
- b. Removal of water supply and /or sanitation to the building or structure
- c. Removal of exterior walls and/or roof assembly

When any structural changes are made to the building, such as walls, columns, beams or girders, floor or ceiling joists and covering, roof rafters, roof diaphragms, foundations, piles or retaining walls or similar components, the floor area of all room affected by the 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.

CHAPTER 4

EMERGENCY PLANNING AND PREPAREDNESS

401 General

401.5 Making false report. It shall be unlawful for a person to give, signal or transmit a false alarm. A false report may include signals from a fire alarm system, including signals caused during fire alarm maintenance without prior Fire District notification. Making a false report shall be liable to a charge as set forth in the Fire District fee schedule under account # 41320 False Alarm Response, Engine or account #41325 False Alarm Response, Inspector.

CHAPTER 5

FIRE SERVICE FEATURES

501.1 Scope. Fire service features for buildings, structures and premises shall comply with this Chapter, Appendix D, and Menlo Park Fire Protection District Standards on Designation and Marking of Fire Lanes, Private Roads and Driveways, Traffic Calming Devices, Underground Water Piping, Water Supplies and Fire Fighter Air Systems. (See Chapter 80 of this ordinance)

503 Fire Apparatus Access Roads

503.3 Marking. Where required by the *fire code official*, *approved* signs and markings designating fire lanes shall comply with California Vehicle Code section 22500.1. The designation shall be indicated (1) by a sign posted immediately adjacent to, and visible from, the designated place clearly stating in letters not less than one inch in height that the place is a fire lane, (2) by outlining or painting the place in red and, in contrasting color, marking the place with the words "FIRE LANE", which are clearly visible from a vehicle, or (3) by a red curb or red paint on the edge of the roadway upon which is clearly marked the words "FIRE LANE". Signs and markings shall not be obstructed, and shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

503.4.1. Traffic calming devices. Traffic calming devices are prohibited unless approved by the *fire code official*. Traffic calming devices shall not be installed on designated fire apparatus response routes. When approved, traffic calming devices shall be installed in accordance with Menlo Park Fire District's "Traffic Calming Devices" Standard, which includes a map of designated response routes and installation requirements.

505 Premises Identification

505.1 Address identification. New and existing buildings shall have *approved* address numbers, building numbers or *approved* building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Said numbers shall be either internally or externally illuminated (lighted) from dusk to dawn in all new construction, or with *substantial alterations* or repairs of existing structures. Where access is by means of a private road and the building cannot be viewed from the *public way*, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.

Commercial structures 20 to 50 feet in height shall have the address a minimum of 8 inches high with lettering a minimum of 1 inch stroke wide. When the structure is more than 50 feet in height the address shall be a minimum of 12 inches high with lettering a minimum of 2.5 inch stroke wide.

505.1(a) Addressing of Multi-Tenant Buildings. When a structure has individual tenant spaces, numbers or letters shall be placed on the interior doors on all occupancies inside the building. Size of the numbers shall be a minimum of 4 inches high with lettering not less than ¼ inch stroke width on a contrasting background. Said addresses or numbers shall be posted at a height not greater than 5 feet, 6 inches above the finished floor. Directional address numbers or letters shall be provided.

505.1(b) Rear Addressing. When required by the fire code official, approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from any fire apparatus road at the back of a property. Number stroke and size shall comply with Section 505.

506 Key Boxes

506.1 Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. Key boxes shall be mounted on the building near the main entrance and shall be located a minimum of 60 inches and not higher than 72 inches above the finished floor, in a location approved by the fire code official. Additional key boxes may be required at rear entrances to buildings. A decal shall be provided to the fire

code official for placement. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.

506.2.1 Keys. The key(s) provided in the key box shall be a master key to all spaces including multi-tenant spaces. Additional keys shall be included for elevator control, fire alarm control panels and fire sprinkler control valve access. Except for electronic locks that release upon loss of power, electronic card keys and codes may not be utilized as a substitute for manual keys.

511 Firefighter Air Systems

511 Firefighter Air Systems. When required by the fire code official, a firefighter air system shall be installed in new buildings four or more stories in height and in existing buildings greater than 75 feet in height, not later than December 31, 2005, and any underground structures that are two or more floors below grade. Installation shall be in accordance with this ordinance and Menlo Park Fire Protection District Standard, "Firefighter Air Systems," see Chapter 80.

Exception: R-3 Occupancies.

CHAPTER 6 BUILDING SERVICES AND SYSTEMS

605.11 Solar photovoltaic power systems

605.11.1 Marking. Marking is required on interior and exterior direct-current (DC) conduit, enclosures, raceways, cable assemblies, junction boxes, combiner boxes and disconnects.

Exception: Marking is not required if a ground mounted shut-off, capable of de-energizing the photovoltaic system has been installed at a location at or near the main electric panel. A ground level shut off, specific for the photovoltaic power system shall be labeled as such.

CHAPTER 9 FIRE PROTECTION SYSTEMS

901.1 Scope. The provisions of this chapter shall specify where fire protection systems are required and shall apply to the design, installation, inspection, operation, testing and maintenance of all fire protection systems.

In addition to the requirements of Chapter 9, automatic sprinkler systems and fire alarm systems shall be installed, operated, and maintained in accordance with Menlo Park Fire Protection District Standards referenced in Chapter 80 of this ordinance. If there is a

conflict between Menlo Park Fire District's local requirements and other provisions of the Code, the more restrictive requirement shall apply.

903 Automatic Sprinkler Systems

City of Menlo Park

903.2 Where required. Approved automatic sprinkler systems shall be installed in accordance with the then current edition of NFPA 13 ("Standard For the Installation of Sprinkler Systems," published by the National Fire Protection Association) throughout all buildings and structures in the District except as follows:

~~i. Automatic sprinkler systems shall not be required in detached, single family residences. This item is preempted by 2011 State legislation.~~

ii. Automatic sprinkler systems shall not be required in new buildings or structures if the new building or structure:

- a. Has a total floor area of 5,000 square feet or less, regardless of whether area separation walls exist; and
- b. Is less than four stories in height; and
- c. Has a height of forty feet or less measured from the point of lowest access to the building or structure by District emergency vehicles.

City of East Palo Alto, Town of Atherton, County of San Mateo Areas

903.2 Where required. Approved automatic fire sprinkler systems in new buildings and structures shall be provided in all Group A, B, E, F, S, and U Occupancies greater than 1,000 square feet and in locations described in this section.

Exception: Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour *fire barriers* constructed in accordance with Section 707 of the *International Building Code* or not less than 2-hour *horizontal assemblies* constructed in accordance with Section 712 of the *International Building Code*, or both.

Approved automatic fire sprinkler system in existing buildings and structures shall be provided as described in section 903.6.

Sections and Subsections of 903.2.1, 903.2.3, 903.2.4, 903.2.7 and 903.2.9, 903.2.10 of Chapter 9 of the code are deleted in their entirety.

903.2.7 Group M. Automatic fire sprinkler systems shall be provided throughout buildings containing a Group M occupancy with a fire area greater than 1,000 square feet and any Group M occupancy used for the display and sale of upholstered furniture.

903.2.7.1 High-piled storage. To remain unchanged

903.2.11 Specific building areas and hazards. In all occupancies an *automatic sprinkler system* shall be installed for building design or hazards in the locations set forth in sections 903.2.11.1 through 903.2.11.6.

903.2.11.1 Stories and basements without openings. Automatic sprinkler systems shall be installed in every building where the basement fire area exceeds 250 square feet.

Exception: For the Town of Atherton, any new building or structure having a basement shall be provided with an automatic fire sprinkler system throughout the building or structure, regardless of the building or structure's square footage.

Automatic sprinkler systems shall be installed in every story of all buildings where the floor area exceeds 1000 square feet and where the following type of exterior wall opening is not provided.

1. Openings entirely above the adjoining ground level totaling at least 20 square feet (1.86 m²) in each 50 linear feet (15 240 mm), or fraction thereof, of exterior wall in the story on at least one side.

Section 903.2.11.1.3 of Chapter 9 of the Code is deleted.

Section 903.2.11.3 of Chapter 9 of the Code is deleted.

903.3.1.2 NFPA 13R sprinkler systems. Where in the code a NFPA 13R sprinkler system is allowed, a NFPA 13 sprinkler system shall be used.

903.3.1.3 NFPA 13D sprinkler systems. *Automatic sprinkler systems* installed in one and two-family *dwelling*s, Group R-3 and R-4 congregate living facilities and *townhouses* shall be permitted to be installed throughout in accordance with NFPA 13D. Automatic sprinkler systems installed in one and two-family dwellings shall be installed throughout the occupancy in accordance with NFPA 13D and the Menlo Park Fire District Standard, "Fire Protection Systems, Installation of Residential Sprinklers." See also Chapter 80 of this ordinance.

903.3.3 Obstructed locations. Automatic sprinklers shall be installed with due regard to obstructions that will delay activation or obstruct the water distribution pattern. Automatic sprinklers shall be installed in or under covered kiosks, displays, booths, concession stands, laboratory fume hoods, bio safety cabinets that use flammable liquids in processes, or equipment that exceeds 4 feet (1219 mm) in width. Not less than a 3-foot (914 mm)

clearance shall be maintained between automatic sprinklers and the top of piles of combustible fibers. Sprinklers shall be provided in all areas including combustible or noncombustible concealed spaces, 6 inches or more.

Exception: 1. Combustible or noncombustible concealed spaces if the building owner and the fire code official agree in writing that combustible or noncombustible concealed spaces, 6 inch or less are unlikely to change in the future.

2. Kitchen equipment under exhaust hoods protected with a fire-extinguishing system in accordance with Section 904.

903.3.8 Partial Systems in new buildings or structures. Unless approved in writing by the fire code official, automatic fire sprinkler systems that only protect a portion of the building shall not be allowed.

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 improvements are conducted in accordance with this section.

903.6.1 Where required due to improvements to buildings and structures. The provisions of this section are intended to provide a reasonable degree of fire safety in existing structures by requiring installation of an automatic fire-extinguishing system.

City of Menlo Park

903.6.1.1 Where Required. Automatic sprinkler systems shall be required in existing buildings or structures when the cost or value of the improvements made to the premises as a result of one or more improvement projects exceeds 50% of the assessed valuation of the building or structure, as of the effective date of the adoption of Menlo Park Fire District Ordinance No. 11, which was passed and adopted on May 14, 1984; and in no case shall automatic sprinkler systems be required in any existing building or structure, if pursuant to Section 903.2 Subparagraph ii. above, such systems would not be required in a new building or structure of the same size and configuration as the existing building or structure in question.

City of East Palo Alto, Town of Atherton, and County of San Mateo Areas

903.6.1.1 Where Required. All existing buildings and structures, regardless of type of occupancy or area, shall be provided with an automatic fire sprinkler system when any of the following conditions occur:

(A) Alterations or additions that exceed 50% of the existing *gross floor area* of the building. Alterations or additions shall accrue over any 10 year time period.
Exception: Buildings or structures less than 1,000 square feet.

(B) When a change in occupancy classification, as defined within the Building Code, results in an increased fire hazard or risk due to business operations and/or number of occupants permitted in the building.

(C) When an existing occupancy constructs a basement that is 250 square feet or larger, a fire sprinkler system shall be provided throughout the basement and the rest of the building or structure.

Exception: For the Town of Atherton, when an existing occupancy constructs a basement of any size an automatic fire sprinkler system shall be provided throughout the basement and the rest of the building or structure.

All Areas of Menlo Park Fire District

903.6.1.2 Partial Systems in existing buildings and structures. Unless approved in writing by the fire code official, automatic fire sprinkler systems that only protect a portion of the building shall not be allowed.

907 Fire Alarm and Detection Systems

907.2 Where required—new buildings and structures. An *approved* fire alarm system installed in accordance with the provisions of this code, NFPA 72, and Menlo Park Fire Protection District Standards (see Chapter 80) shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.23 and provide occupant notification in accordance with Section 907.5, unless other requirements are provided by another section of this code. Multiple fire alarm systems within a single protected premises shall not be permitted.

A minimum of one manual fire alarm box shall be provided in an *approved* location to initiate a fire alarm signal for fire alarm systems employing automatic fire detectors or water-flow detection devices. Where other sections of this code allow elimination of fire alarm boxes due to sprinklers, a single fire alarm box shall be installed.

Exceptions: 1. The manual fire alarm box is not required for fire alarm systems dedicated to elevator recall control and supervisory service.

2. The manual fire alarm box is not required for Group R-2 occupancies unless required by the *fire code official* to provide a means for fire watch personnel to initiate an alarm during a sprinkler system impairment event. Where provided, the manual fire alarm box shall not be located in an area that is accessible to the public.

907.7 Acceptance tests and completion. Upon completion of the installation, the fire alarm system and all fire alarm components shall be tested in accordance with NFPA 72. Fire alarms systems in commercial structures shall obtain a UL Certificate for the system prior to final inspection.

907.9 Where required in existing buildings and structures. An *approved* fire alarm system shall be provided in existing buildings and structures where required in Chapter 11. Installation of such systems shall be in accordance with NFPA 72 and Menlo Park Fire Protection District Standards (see Chapter 80). When an alteration to any existing building or structure requires an upgrade or new fire alarm system, multiple fire alarm systems within a single protected premises shall not be permitted.

CHAPTER 57 FLAMMABLE AND COMBUSTIBLE LIQUIDS

5704 Storage

5704.2.9.6.1 Locations where above-ground tanks are prohibited. Storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited within the limits established by local law. See the Planning Department for the City of Menlo Park, Town of Atherton, City of East Palo Alto or the County of San Mateo for the zones in which such storage is prohibited.

5706 Special Operations

5706.2.4.4 Locations where above-ground tanks are prohibited. The storage of Class I and II liquids in above-ground tanks is prohibited within the limits established by law. See the Planning Department for the City of Menlo Park, Town of Atherton, City of East Palo Alto or the County of San Mateo for the zones in which such storage is prohibited.

CHAPTER 58 FLAMMABLE CRYOGENIC FLUIDS

5806 Flammable Cryogenic Fluids

5806.2 Limitations. Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited within the limits established by local law. See the Planning Department for the City of Menlo Park, Town of Atherton, City of East Palo Alto or the County of San Mateo for the zones in which such storage is prohibited.

CHAPTER 61 LIQUIFIED PETROLEUM GASES

6104 Location of LP-Gas Containers

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 gallons (7570 L). See the Planning Department for the City of Menlo Park, Town of Atherton, City of East Palo Alto or the County of San Mateo for the zones in which such storage is prohibited.

CHAPTER 80

REFERENCED STANDARDS

The following additional local Standards are added to this Chapter:

Designation and Marking of Fire Lanes. Installation and placement of signs, markings and designating fire lanes, shall be in accordance with Menlo Park Fire Protection District Standard, “Fire Lane Requirements”. See also Appendix D and the Menlo Park Fire Protection District Standard, “Private Roads and Driveways”, for roadway specifications.

Fire Alarm and Detection Systems. Installation of fire alarm and detection systems shall be in accordance with Section 907 and the Menlo Park Fire District Standard, “Standard for the Installation of Fire Alarm and Detection Systems.”

Fire Sprinkler Systems. Installation of fire sprinkler systems shall be in accordance with Section 903 and the Menlo Park Fire District Standard, “Fire Protection Systems, Installation of Fire Sprinkler Systems”.

Fire Sprinkler Systems, Residential. Installation of residential fire sprinkler systems shall be in accordance with Section 903 and the Menlo Park Fire District Standard, “Fire Protection Systems, Installation of Residential Sprinklers”.

Firefighter Air Systems. When required by Section 512 of this ordinance, the installation of a Firefighter Air System shall be in accordance with the Menlo Park Fire District Standard, “Section 512 Firefighter Air Systems”.

Private Roads and Driveways. Installation of private roads and driveways shall be in accordance with Menlo Park Fire Protection District Standard “Private Roads and Driveways”. See also Appendix D and the Menlo Park Fire Protection District Standard, “Fire Lane Requirements”, for required signs.

Public Assemblages and Events. Carnivals, Fairs, Exhibits and Trade Shows shall be in accordance with the Menlo Park Fire Protection District Standard, “Requirements to Conduct Public Assemblages and Events”.

Traffic Calming Devices. The installation of any traffic calming device shall be in accordance with Federal, State, and County guidelines and the requirements set forth in Section 503 of the fire code and the Menlo Park Fire Protection District Standard, “Traffic Calming Devices”.

Underground Water Piping. Installation of underground water supply piping for fire suppression use shall be in accordance with the Menlo Park Fire District Standard, “Underground Standards”.

Water Supplies. Basic requirements for fire hydrants and their locations shall be in accordance with Menlo Park Fire District Standard, “Water Supplies, Fire Hydrants.”

APPENDIX A BOARD OF APPEALS

Menlo Park Fire Protection District shall omit Appendix A from the code. See Chapter 1, Section 108.

APPENDIX D FIRE APPARATUS ACCESS ROADS

D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Menlo Park Fire Protection District Standard, “Fire Lane Requirements”, see Chapter 80. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (45mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

D103.7 Traffic Signal Control Devices. When a government agency requires an Encroachment Permit at any intersection and new or existing traffic signals are involved, the traffic signals shall be provided with a traffic signal control device that is operated from the fire apparatus.

Section 2: SEVERABILITY

If any section, subsection, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The Directors of the Menlo Park Fire Protection District hereby declares that it would have adopted this ordinance and each section, subsection sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more section, subsection, sentence, clause, phrase or portion may be declared invalid or unconstitutional.

Section 3: DATE OF EFFECT:

Pursuant to Section 36937 of the Government Code of the State of California, this ordinance shall take effect and be in full force and affect thirty (30) days after its final passage.

Section 4: PUBLIC POSTING:

This ordinance shall be posted on the bulletin boards at the following three public places (1) Front Door of the Menlo Park Fire Protection District; (2) Bulletin Board in Front of the Classroom at the Menlo Park Fire Protections District; (3) Menlo Park Fire District Website.

Introduced the 20th day of August 2013, public hearing was held on September 17, 2013.

PASSED AND ADOPTED as an Ordinance of the Menlo Park Fire Protection District at a regular meeting thereof held on the 17th day of September 2013.

AYES: NACHTSHEIM, NELSON, IANSON, SILANO, AND KIRALY

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Stephen Nachtsheim, President

ATTEST:

Michelle Radcliffe, Clerk of the Board

ATTACHMENT C

ORDINANCE # 13

AN ORDINANCE OF THE COLMA FIRE PROTECTION DISTRICT ADOPTING AND AMENDING THE FIRE PREVENTION CODE

THE BOARD OF DIRECTORS OF THE COLMA FIRE PROTECTION DISTRICT DOES ORDAIN AS FOLLOWS:

SECTION 1.

FIRE PREVENTION CODE:

THE FIRE PREVENTION CODE FOR THE COLMA FIRE PROTECTION DISTRICT SHALL BE BASED ON THE 2013 EDITION OF THE CALIFORNIA FIRE CODE (CALIFORNIA CODE OF REGULATIONS TITLE 24 PART 9) INCLUDING ALL CHAPTERS AND APPENDICIES OF THE 2012 EDITION OF THE INTERNATIONAL FIRE CODE, AS AMENDED AND ADOPTED HEREIN. THIS CODE SHALL BE KNOWN AS THE COLMA FIRE PREVENTION CODE.

SAID FIRE CODE, ONE (1) COPY OF WHICH HAS BEEN FILED FOR USE AND EXAMINATION BY THE PUBLIC AT THE COLMA FIRE PROTECTION DISTRICT STATION, 50 REINER STREET, COLMA, CALIFORNIA, AND; ONE (1) COPY FILED FOR USE AND EXAMINATION AT THE TOWN OF COLMA, BUILDING DEPARTMENT, 1188 EL CAMINO REAL, COLMA, CALIFORNIA, IS HEREBY ADOPTED AND EXCEPT TO OMISSIONS, AMENDMENTS AND ADDITIONS HEREINAFTER SET FORTH IN SECTION 3, IS HEREBY INCORPORATED HEREIN AND MADE A PART THEREOF, THE SAME AS IF FULLY SET FORTH.

THE ADOPTION OF THIS ORDINANCE SUPERCEDES AND REPLACES ALL PREVIOUS ORDINANCES NUMBERED 1, 3, 7, 8, 10 and 11.

SECTION 2.

FINDINGS OF FACT:

THE BOARD OF DIRECTORS FINDS THAT THE UNIQUE CHARACTERISTICS OF THE TOPOGRAPHY AND THE BALANCE OF INDUSTRIAL, COMMERCIAL AND RESIDENTIAL PROPERTY IN THE COLMA FIRE PROTECTION DISTRICT REQUIRES THE ADOPTION OF A FIRE PREVENTION CODE. TOGETHER WITH MODIFICATIONS HEREIN SET FORTH IN ORDER TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THE RESIDENTS AND PROPERTY OWNERS IN THE DISTRICT BECAUSE OF THE EXISTENCE OF THE FOLLOWING LOCAL CONDITIONS:

- A. TOPOGRAPHY – A LARGE PORTION OF THE RESIDENTIAL COMMUNITY IS BUILT ON HILLS, WITH ROADWAYS LESS THAN THE REQUIRED WIDTH WHICH TEND TO SLOW RESPONSE TIMES FOR FIRE APPARATUS, AND THIS SAME TERRAIN COMPLICATES FIREFIGHTER ACCESS TO THOSE BUILDINGS. NUMEROUS AREAS ARE HEAVILY TREED WITH THICK VEGETATIVE UNDERGROWTH, CREATING INCREASED FUEL LOADING DURING THE SUMMER MONTHS.

- B. GEOGRAPHICALLY, THE DISTRICT IS LOCATED IN SEISMIC ZONE 4 AND WITHIN 2 MILES OF THE SAN ANDREAS FAULT, IS SPREAD OUT OVER OPPOSING SIDES OF A MAJOR FREEWAY RESTRICTING ACCESS TO THOSE AREAS BY ONLY TWO AVAILABLE OVER-CROSSINGS WITHIN THE JURISDICTION.
- C. CLIMATICALLY, THE DISTRICT IS SUBJECT TO FREQUENT PERIODS OF HEAVY FOG, LIMITING VISIBILITY.

THIS COLMA FIRE PROTECTION DISTRICT ORDINANCE, ADOPTING AND AMENDING CERTAIN PROVISIONS OF THE CALIFORNIA FIRE CODE IS BASED ON THE FINDINGS OF THE HAZARDS AS DESCRIBED ABOVE, AND ARE BEYOND THE ABILITY OF THIS FIRE DISTRICT TO ABATE, WITHOUT SUCH ORDINANCE, AND TO ENHANCE PROTECTION OF LIFE AND PROPERTY FROM THE PERILS OF FIRE AND OTHER HAZARDS.

PURSUANT TO THE CALIFORNIA HEALTH AND SAFETY CODE § 13869.7 AND THE FINDINGS LISTED ABOVE AND AS APPROVED BY THE BOARD OF DIRECTORS OF THE COLMA FIRE PROTECTION DISTRICT HEREBY ESTABLISHED THE COLMA FIRE PREVENTION CODE.

SECTION 3.

AMENDMENTS TO THE COLMA FIRE PREVENTION CODE:

THE FOLLOWING AMENDMENTS AND ADDITIONS TO THE COLMA FIRE PREVENTION CODE ARE HEREBY ADOPTED AND SHALL BE APPLIED WITHIN THE COLMA FIRE PROTECTION DISTRICT. SAID AMENDMENTS AND ADDITIONS SHALL SUPERCEDE THE PRINTED CALIFORNIA FIRE CODE.

ADOPT AND AMEND DIVISION II , *ADMINISTRATION*, AS FOLLOWS:

CHAPTER 1 DIVISION II, ADMINISTRATION. IS ADOPTED, IN ITS ENTIRETY, FOR THE ADMINISTRATION AND ENFORCEMENT OF THE PROVISIONS OF THE COLMA FIRE PREVENTION CODE, EXCEPTING AMENDMENTS AS PROVIDED HEREIN:

REPLACE SECTION *103.2 APPOINTMENT*, WITH THE FOLLOWING:

103.2 FIRE CODE OFFICIAL. THE FIRE CHIEF OF THE DISTRICT SHALL ALSO BE KNOWN AS THE FIRE CODE OFFICIAL, OR THE FIRE MARSHAL. AND MAY DELEGATE CERTAIN RESPONSIBILITIES TO SWORN PERSONNEL.

DELETE *SECTION 105.3.3 OCCUPANCY PROHIBITED BEFORE APPROVAL*, AND REPLACE WITH THE FOLLOWING:

SECTION 105.3.3 FIRE DISTRICT APPROVAL REQUIRED. NO FINAL INSPECTION BY THE BUILDING OFFICIAL SHALL BE MADE FOR OCCUPANCY OF NEW OR ALTERED CONSTRUCTION, AS TO ALL OR ANY PORTION OF A BUILDING OR STRUCTURE SHALL BE DEEMED COMPLETE, AND NO CERTIFICATE OF OCCUPANCY ISSUED, OCCUPANCY OR TEMPORARY OCCUPANCY GRANTED, UNTIL THE INSTALLATION OF THE PRESCRIBED FIRE PROTECTION FEATURES AND ACCESS WAYS HAVE BEEN COMPLETED AND APPROVED BY THE FIRE CODE OFFICIAL. EXCLUDING R-3 SINGLE FAMILY DWELLINGS IN ACCORDANCE WITH HEALTH AND SAFETY CODE SECTION § 13146.

AMEND *SECTION 105.4.1 CONSTRUCTION DOCUMENTS* TO READ AS FOLLOWS:

SECTION 105.4.1 SUBMITTALS. CONSTRUCTION DOCUMENTS SHALL BE IN ACCORDANCE WITH THIS SECTION. WHEN REQUIRED BY THE FIRE CODE OFFICIAL, PLANS SUBMITTED TO THE LOCAL BUILDING OFFICIAL FOR A PERMIT SHALL ALSO BE REVIEWED BY THE FIRE CODE OFFICIAL TO DETERMINE COMPLIANCE WITH THIS CODE. UPON REVIEW A WRITTEN REPORT SHALL BE RETURNED TO THE LOCAL BUILDING OFFICIAL LISTING DEFICIENCIES OR COMPLIANCE WITH THE CODE.

AMEND *SECTION 109.3 VIOLATION PENALTIES* TO READ AS FOLLOWS:

SECTION 109.4 VIOLATION PENALTIES. "PERSONS WHO 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 FALSIFICATION OF A PERMIT OR CERTIFICATE USED UNDER PROVISIONS OF THIS CODE, SHALL BE GUILTY OF A MISDEMEANOR, PUNISHABLE BY A FINE OF NOT MORE THAN \$500.00 OR BY IMPRISONMENT NOT EXCEEDING 6 MONTHS, OR BOTH SUCH FINE AND IMPRISONMENT. EACH DAY THAT A VIOLATION CONTINUES AFTER DUE NOTICE HAS BEEN SERVED SHALL BE DEEMED A SEPARATE OFFENSE."

ADOPT *CHAPTER 4 FIRE SAFETY AND EVACUATION PLANS.*

AMEND SECTION 404.2 WHERE REQUIRED, ADD "AS DETERMINED BY THE FIRE CHIEF"

AMEND *SECTION 505 PREMISES IDENTIFICATION* AS FOLLOWS:

SECTION 505.1 PREMISES IDENTIFICATION. THE FIFTH SENTENCE SHALL READ: "NUMBERS TYPICALLY SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT WITH A MINIMUM STROKE OF 0.5 INCHES FOR INDIVIDUAL RESIDENTIAL STRUCTURES, AND A MINIMUM OF 6 INCHES FOR COMMERCIAL STRUCTURES WITH A MINIMUM STROKE OF 0.75 INCHES, OR OTHER APPROVED SIZES BASED ON DISTANCES FROM ROADWAYS. IN MULTI-TENANT BUILDINGS, WITH REAR DOORS, ADDRESSES SHALL ALSO BE POSTED UPON THOSE TENANT SPACE DOORS AT THE REAR OF THE BUILDING. THE NUMERALS ON REAR DOORS MAY BE 4 INCHES IN HEIGHT AND 0.5 INCHES IN STROKE"

ADD NEW *SECTION 507.5.7 FIRE HYDRANT STANDARDS.*

SECTION 507.5.7 FIRE HYDRANT STANDARDS. ALL FIRE HYDRANTS TO BE INSTALLED, OR REPLACED, SHALL BE NEW, UL LISTED, OR EQUIVALENT, WET-BARREL TYPE HAVING A MINIMUM OF TWO 2-1/2 INCH AND ONE 4-1/2 INCH OUTLETS EQUIPPED WITH NATIONAL STANDARD THREADS.

ADD NEW *SECTION 507.5.8 IDENTIFICATION OF HYDRANTS, AS FOLLOWS:*

SECTION 507.5.8 IDENTIFICATION OF HYDRANTS. WITH RESPECT TO FIRE HYDRANTS LOCATED ON PUBLIC STREETS IN COMMERCIAL AREAS ON PUBLIC STREETS AND ON PRIVATE ACCESS ROADWAYS WHERE CURBS EXIST, THE CURBS SHALL BE PAINTED RED OR OTHERWISE APPROPRIATELY MARKED FOR A DISTANCE OF FIFTEEN FEET (15') IN EITHER DIRECTION FROM ANY HYDRANT AND NOT LESS THAN THREE FEET (3') ON ANY ONE SIDE. ON PUBLIC STREETS IN RESIDENTIAL AREAS THE FIFTEEN FEET MAY BE REDUCED TO FIVE FEET – WHEN APPROVED BY THE FIRE CODE OFFICIAL

AMEND *SECTION 903 AUTOMATIC SPRINKLER SYSTEMS* AS FOLLOWS:

SECTION 903 AUTOMATIC SPRINKLER SYSTEMS. DELETE SECTIONS 903.2 – 903.2.10.1 AND REPLACE WITH THE FOLLOWING, AND AMEND ACCORDINGLY.

903.2 WHERE REQUIRED. NOT WITHSTANDING THE PROVISIONS OF THIS CODE OR THE PROVISIONS OF ANY OTHER CODES APPLICABLE WITHIN THE COLMA FIRE PROTECTION DISTRICT, AN APPROVED AUTOMATIC FIRE EXTINGUISHING SYSTEM SHALL BE INSTALLED IN THE FOLLOWING:

- A. ALL NEW NON-RESIDENTIAL BUILDINGS HAVING A TOTAL FLOOR AREA OF ONE THOUSAND FIVE HUNDRED SQUARE FEET OR MORE, OR;
- B. ALL NEW RESIDENTIAL BUILDINGS, OR;
- C. ALL NEW BUILDINGS OR STRUCTURES THIRTY FEET (30') OR MORE IN HEIGHT AS DEFINED IN THE CALIFORNIA BUILDING CODE, OR;
- D. BUILDINGS OR STRUCTURES WHICH ARE THREE (3) STORIES OR MORE, IRRESPECTIVE OF HEIGHT, OR;
- E. ALL GROUP H OCCUPANCIES, OR;
- F. ALL NEW HABITABLE BASEMENTS, REGARDLESS OF FLOOR AREA, OR;
- G. EXISTING RESIDENTIAL STRUCTURES WHICH UNDERGO ANY ALTERATION OR ADDITION, OR COMBINATION THEREOF, WITHIN A FIVE (5) YEAR PERIOD, WHEREIN THE AREA OF ALTERATION AND/OR ADDITION, OR COMBINATION THEREOF, EXCEEDS SEVENTY-FIVE PERCENT (75%) OF THE EXISTING FLOOR AREA, OR;

- H. EXISTING NON-RESIDENTIAL STRUCTURES WHICH UNDERGO ANY ADDITION OR ALTERATION, OR COMBINATION THEREOF, WITHIN A FIVE (5) YEAR PERIOD, WHEREIN THE AREA OF ALTERATION AND/OR ADDITION, OR COMBINATION THEREOF, EXCEEDS SEVENTY-FIVE PERCENT (75%) OF THE EXISTING FLOOR AREA, OR;
- I. NON-RESIDENTIAL BUILDINGS WHICH UNDERGO A CHANGE OF USE WHICH RESULTS IN A MORE HAZARDOUS OCCUPANCY CLASSIFICATION AS DETERMINED BY THE FIRE CODE OFFICIAL.

SPRINKLER EXCEPTIONS:

- 1. MAUSOLEUM AND COLUMBARIUM STRUCTURES AS DEFINED IN THE CEMETERY ACT, STATE OF CALIFORNIA.
- 2. WHERE THIS CODE OR THE CALIFORNIA BUILDING CODE, CALIFORNIA CODE OF REGULATIONS TITLE 24, PART 2 IS MORE RESTRICTIVE.

903.2.11.7 AREA SEPARATION WALLS. THE USE OF AREA SEPARATION WALLS MAYBE USED FOR AREA INCREASES IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE, BUT SHALL NOT BE USED TO NEGATE THE REQUIREMENTS FOR AN AUTOMATIC FIRE EXTINGUISHING SYSTEM AS REQUIRED BY THIS SECTION.

ADD SECTION 903.3.1.3.1 NFPA 13D SPRINKLER SYSTEM INSTALLATION:

903.3.1.3.1 INSTALLATION REQUIREMENTS. IN ADDITION TO THE REQUIREMENTS OF NFPA 13D THE FOLLOWING POLICY SHALL BE FOLLOWED;

PLAN REVIEW -

- 1. APPLICANT SHALL PROVIDE A COPY OF A RECENT (WITHIN PAST 6 MONTHS) WATER FLOW TEST REPORT. THE TEST REPORT SHALL BE SUPPLIED BY THE WATER PURVEYOR AND PRINTED ON THE WATER PURVEYOR'S LETTERHEAD.
- 2. A TWO-HEAD CALCULATION IS REQUIRED FOR OCCUPANCIES UP TO 3600 SQ FT. WHEN A SINGLE FAMILY RESIDENCE CANNOT MEET CALIFORNIA MINIMUM WATER FLOW OR ACCESS REQUIREMENTS, ADDITIONAL WATER FLOW AND/OR SPRINKLER HEAD CALCULATIONS MAY BE REQUIRED.

INSTALLATION -

- 1. APPROVED BACK FLOW ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH WATER DEPARTMENT REQUIREMENTS.
- 2. WATER METER SIZE SHALL BE NOT LESS THAN 1 INCH, WITH EQUAL SIZE SERVICE UNLESS THE AUTHORITY HAVING JURISDICTION MAKES EXCEPTIONS.

3. WHEN A HANGER IS BEING SUPPORTED BY A COMPOSITE WOOD TRUSS, PIPE HANGERS SHALL HAVE BACKING NUTS ON ALL THREADED RODS.
4. APPROVED ANNUNCIATION DEVICES SHALL BE PROVIDED AT LOCATIONS DESIGNATED BY THE AUTHORITY HAVING JURISDICTION, BOTH EXTERIOR AND INTERIOR. EXTERNAL DEVICES SHALL BE AN APPROVED AUDIBLE AND VISUAL SPRINKLER FLOW ALARM. ALL NOTIFICATION APPLIANCES SHALL RECEIVE PRIMARY POWER FROM THE KITCHEN REFRIGERATOR CIRCUIT.
5. THE INSPECTOR'S TEST VALVE SHALL BE PROVIDED AT THE FAR REMOTE-SIDE OF THE SYSTEM AWAY FROM THE RISER AND BE CLEARLY IDENTIFIED.
6. THE LOCATION OF THE RISER SHALL BE IN ACCORDANCE WITH THE AUTHORITY HAVING JURISDICTION AND SHALL CONFORM WITH ANY LOCAL PLANNING DEPARTMENT REQUIREMENTS.
7. ATTIC (PILOT) HEADS, FOR FIRE DETECTION, SHALL BE INSTALLED IN ATTICS WITH GREATER THAN 30 INCHES OF VERTICAL SPACE AND HAVE ACCESS FOR STORAGE, OR IF MECHANICAL EQUIPMENT IS IN THE ATTIC. SPRINKLER HEADS SHALL BE LOCATED AT THE ATTIC ACCESS POINT AND SPACED EVERY 30 FEET ON CENTER AT THE RIDGELINE.
8. SPRINKLER SYSTEM MAIN DRAINS AND INSPECTOR'S TEST DRAINS, SHALL BE CLEARLY IDENTIFIED, AND SHALL EITHER DISCHARGE INTO A SANITARY SEWER OR A LANDSCAPE AREA LARGE ENOUGH TO CONTAIN THE SYSTEM CONTENTS, IN ACCORDANCE WITH PROVISIONS OF MUNICIPAL REGIONAL STORMWATER PERMIT.

INSPECTION REQUIREMENTS -

INSPECTIONS BY THE AUTHORITY HAVING JURISDICTION SHALL CONSIST OF NOT LESS THAN:

1. A ROUGH-INSTALLATION INSPECTION AND HYDRO TEST, PRIOR TO CONCEALING ANY COMPONENTS.
2. THE HYDRO TEST SHALL BE PERFORMED AT 200 PSI FOR A PERIOD OF NOT LESS THAN 2 HOURS.
3. UNDERGROUND PIPING SYSTEM SHALL BE FLUSHED PRIOR TO CONNECTING TO THE SPRINKLER RISER.
4. WHERE CONCEALED SPRINKLER HEADS ARE USED A PRE-FINAL INSPECTION SHALL BE PERFORMED PRIOR TO THE INSTALLATION OF THE CONCEALING PLATES TO VERIFY NO PRESENCE OF CONTAMINANTS.
5. A FINAL INSPECTION.

DELETE *SECTION 903.4.2 ALARMS*. REPLACE WITH THE FOLLOWING:

903.4.2 ALARMS. AN APPROVED AUDIBLE AND VISUAL SPRINKLER FLOW ALARM SHALL BE PROVIDED ON THE EXTERIOR OF THE BUILDING IN AN APPROVED LOCATION. AN AUDIBLE AND VISUAL SPRINKLER FLOW ALARM SHALL BE PROVIDED IN THE INTERIOR OF THE BUILDING IN A NORMALLY OCCUPIED LOCATION. MULTI-TENANT BUILDINGS SHALL BE PROVIDED WITH AN AUDIBLE AND VISUAL SPRINKLER FLOW ALARM, MANUAL PULL STATION WITHIN EACH TENANT SPACE. MULTI-STORY BUILDINGS, REGARDLESS OF TENANCY, SHALL BE PROVIDED WITH AN AUDIBLE AND VISUAL SPRINKLER FLOW ALARM AND MANUAL PULL STATION AT EACH FLOOR LEVEL, IN AN APPROVED LOCATION. ALL BATHROOMS SHALL BE PROVIDED WITH VISUAL NOTIFICATION APPLIANCES

DELETE *903.4.3 FLOOR CONTROL VALVES*. REPLACE WITH THE FOLLOWING:

903.4.3 FLOOR CONTROL VALVES. APPROVED SUPERVISED INDICATING CONTROL VALVES AND WATER-FLOW SWITCHES SHALL BE PROVIDED AT THE POINT OF CONNECTION TO THE RISER ON EACH FLOOR IN MULTI-LEVEL BUILDINGS.

EXCEPTION: WITHIN INDIVIDUAL DWELLING UNITS.

ADD *ITEM # 6 to SECTION 1006.3*:

6. ALL BATHROOMS, AND PATHS OF EGRESS FROM THOSE BATHROOMS TO AN EXIT DISCHARGE.

THE FOLLOWING APPENDIX CHAPTERS ARE ADOPTED;

APPENDIX A	BOARD OF APPEALS
APPENDIX B	FIRE-FLOW REQUIREMENTS FOR BUILDINGS
APPENDIX C	FIRE HYDRANT LOCATIONS AND DISTRIBUTION
APPENDIX CC	FIRE HYDRANT LOCATIONS AND DISTRIBUTION (FOR SCHOOLS)
APPENDIX D	FIRE APPARATUS ACCESS ROADS
APPENDIX F	HAZARD RANKING
APPENDIX I	FIRE PROTECTION SYSTEMS – NONCOMPLIANT CONDITIONS
APPENDIX J	EMERGENCY RESPONDER RADIO COVERAGE

SECTION 4.

SEVERABILITY:

THE BOARD OF DIRECTORS OF THE COLMA FIRE DISTRICT HEREBY DECLARES THAT SHOULD ANY SECTION, PARAGRAPH, SENTENCE OR WORD OF THIS ORDINANCE OR OF THE CODE HEREBY ADOPTED BE DECLARED FOR ANY REASON TO BE INVALID, IT IS THE INTENT OF SAID BOARD THAT IT WOULD HAVE PASSED ALL OTHER PORTIONS OF THIS ORDINANCE INDEPENDENT OF THE ELIMINATION HERE FROM OF ANY SUCH PORTION AS MAY BE DECLARED INVALID.

SECTION 5.


ENACTMENT:

THIS ORDINANCE NUMBER 13 SHALL TAKE EFFECT AND BE IN FORCE IMMEDIATELY AFTER ITS APPROVAL AND ADOPTION AS REQUIRED BY LAW.

Regularly passed and adopted this 19TH day of NOVEMBER, 2013.

AYES and in favor of said Ordinance:

Commissioners:


Janet Fuciaro
Lina Shoroda

NOES and against said Ordinance:

Commissioners:

Absent Commissioners:

ATTEST:

Chairperson, Board of Commissioners


Assistant Secretary



ATTACHMENT D

ORDINANCE NO. 10
BOARD OF DIRECTORS OF THE
WOODSIDE FIRE PROTECTION DISTRICT
COUNTY OF SAN MATEO, STATE OF CALIFORNIA

AN ORDINANCE ADOPTING BY REFERENCE, THE 2012 INTERNATIONAL, FIRE CODE WITH THE 2013 CALIFORNIA AMEDMENTS INCLUDING ALL ADOPTED STANDARDS AS SPECIFIED PRESCRIBING REGULATIONS GOVERNING CONDITIONS HAZARDOUS TO LIFE AND PROPERTY FROM FIRE OR EXPLOSION WITHIN THE TERRITORY OF THE WOODSIDE FIRE PROTECTION DISTRICT, ESTABLISHING A BUREAU OF FIRE PREVENTION AND PROVIDING OFFICERS THEREFORE AND DEFINING THEIR POWERS AND DUTIES.

WHEREAS, Health and Safety Code section 13869 provides that the Woodside Fire Protection District Board of Directors (“Board”) has the authority to adopt a fire prevention code by reference pursuant to applicable governmental code provisions.

WHEREAS, Chapter 56 of the California Fire Code pertains to fireworks and this Board finds that the Woodside Fire Protection District enacted Ordinance No. 3 in 1986, prohibiting the use and sale of fireworks within the entire territory of the Woodside Fire Protection District; and

WHEREAS, Chapter 56 of the California Fire Code pertains to storage of explosives and fireworks where the storage and use is permitted, and this Board finds that it is in the best interest of the District to specify and restrict where such storage and use be permitted in the District.

WHEREAS, Section 108.1 of Chapter 1 of the California Fire Code pertains to the Board of Appeals and this Board hereby determines that the Board of Directors act as a Board of Appeals; and

WHEREAS, Chapter 61 of the California Fire Code does not specify where the storage, use, handling, or dispensing of liquid petroleum gas is permitted, and this Board finds that it is in the best interest of the District to specify where such uses should be permitted in the District; and

WHEREAS, Table B105.1 of Appendix B and Table B105.1 of Appendix BB of the International Fire Code provides specified fire flow requirements for buildings and this Board finds that said requirements are not practical due to the lack of existing municipal water systems and the rural nature of the fire district; and

WHEREAS, Table CC105.1 of Appendix C of the International Fire Code provides specified fire hydrant locations and distribution and this Board finds that said requirements are not practical due to the lack of existing municipal water systems and the rural nature of the fire district; and

WHEREAS, Chapter 1 of the California Fire Code does not specifically authorize audio visual or other recording including photographs to assist with investigations of alleged violations of this Code or fire incidents and this Board finds that use of said technological assistance is in the best interest of the District; and

WHEREAS, In accordance with section 102.9 of the California Fire Code for subjects not specifically covered by the code, as deemed necessary for firefighter safety and suppression activities, Woodside Fire Protection District finds it necessary to maintain a set of design and installation standards as deemed necessary for firefighter safety and suppression activities.

WHEREFORE, this Board does ordain as follows:

SECTION 1. TITLE.

This Ordinance shall be known as the “Fire Code” of the Woodside Fire Protection District and may be cited as such, and will be referred to in this ordinance as the “International Fire Code” or “this Code”.

SECTION 2. ADOPTION OF THE 2012 INTERNATIONAL FIRE CODE/2013 CALIFORNIA FIRE CODE & FIRE CODE STANDARDS.

It is hereby adopted by the Board of Directors for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, that certain code known as the 2012 International Fire Code with the 2013 California Amendments Title 24 Part 9, and the whole thereof, including all Appendices and International Fire Code Standards except for Appendices A and J, as compiled, recommended and published by the International Code Council, save and accept only such portions thereof as are hereinafter expressly deleted, modified or amended by this ordinance; and including such new sections and paragraphs which are hereinafter added to and made a part of the Fire Code and of this ordinance, of which not less than two (2) copies have been and are now filed in the Office of the Fire Chief of the Woodside Fire Protection District and the same are hereby adopted and incorporated, by this reference, as fully as if set forth out at length herein, and from the date on which this ordinance shall take affect, the provisions of same shall be controlling within the Woodside Fire Protection District.

SECTION 3. DEFINITIONS.

- A. Wherever the word “jurisdiction” is used in the International/California Fire Code & Fire Code Standards, it shall mean the Woodside Fire Protection District, except that wherever in the Code, “jurisdiction” is used in a context which implies the ability to exercise governmental powers which the District does not have but which powers are exercised within District’s territorial boundaries by another public

agency, then in that context “jurisdiction” shall mean the particular public agency authorized to and exercising that governmental power.

- B. Whenever the words “Fire Code Official” are used they shall be held to mean “Fire Marshal.”
- C. Wherever the words “Fire Code” are used it shall mean International/California Fire Code & Fire Code Standards.

SECTION 4. ESTABLISHMENT OF BUREAU OF FIRE PREVENTION AND DUTIES OF MEMBERS THEREOF.

A. The Fire Code shall be enforced by the Bureau of Fire Prevention in the Woodside Fire Protection District which is hereby established and which shall be operated under the supervision of the Chief of the Department.

B. The Chief of the Fire Department shall appoint an officer of the Fire Department as Chief of the Bureau of Fire Prevention. The title shall be Fire Marshal. The appointment shall continue during good behavior and satisfactory service, and they shall not be removed from office except for cause in accordance with the rules and regulations of the Woodside Fire Protection District.

C. The Fire Marshal may appoint such members of the fire department as inspectors as shall from time to time be necessary.

D. A report of the Bureau of Fire Prevention shall be made monthly or annually and transmitted to the Board of Directors. It shall contain such statistics as the Chief of the Department or the Board of Directors may wish to include therein. The Chief of the Fire Department shall recommend any amendments to the Code, which, in his judgment, shall be desirable.

SECTION 5. GENERAL CODE PROVISIONS.

Under Section 104.1 of the California Fire Code, Section 104.1A will be added to read as follows:

Section 104.1A Woodside Fire Protection District will maintain a set of design and installation standards that include but are not limited to: Address posting, Bridges, Emergency shut off placards, Turnarounds, Turnouts, Driveways, Knox installations, Solar PV installations, Fuel cells and Fire Sprinkler systems with tanks and pumps.

These standards are necessary for the Woodside Fire Protection District to provide a reasonable degree of fire and life safety for the community and firefighters within the jurisdictional boundaries of the Fire District and is hereby in accordance with section 102.9 of the California Fire Code: For subjects not specifically covered by the code, as deemed necessary for firefighter safety and suppression activities.

Section 102 Amended 102.1A is added to read as follows:

Section 102.1A Applicability When alterations, additions or repairs exceed 50% of the value of an existing building or structure, as determined by the Building Official, such building or structure shall be made in its entirety to conform to the fire code requirements for new buildings or structures.

Within the Woodside Fire Protection District jurisdiction each of the Building Departments may use their specific dollar values and formulas to complete the computation of existing and new square footages. The Fire District will accept the valuation computations within the projects jurisdictional boundary. Verification must be attained by the Municipality's Building Official.

Section 106.2A is added to read as follows:

Section 106.2A Inspection Authority The Fire Marshal or other designated representatives shall inspect, buildings and premises, including such other hazards or appliances designated for the purpose of ascertaining and causing to be corrected any conditions which would reasonably tend to cause fire or contribute to its spread, or any violation of the purpose or provisions of this code and of any other law or standard affecting fire and life safety.

SECTION 6. GENERAL FIRE SAFETY PRECAUTIONS.

Section 307 Amended Section 307 of this code is deleted in its entirety and is replaced by the following section:

Section 307 General: Open burning is prohibited within the jurisdictional boundaries of the Woodside Fire Protection District. Open burning does not include approved exterior fireplaces with permanent spark arrestors or barbeques that are used in a safe manner, and used for cooking or warming purposes only. The Fire Marshal prohibits burning of trash or vegetation, except for fuel reduction purposes and dedicated campfires in County Parks by special permit only.

Exceptions: Gas Fire Pits inspected by the Fire Prevention Bureau.

Section 304.1.2 Amended Section 304.1.2A is added to read as follows:

Section 304.1.2.A Perimeter Property Line Clearance. Persons owning, controlling, or leasing structures and or property are required to remove, a minimum of 100 feet from the perimeter of the property line, specifically; flashy fuels consisting of dead weeds and dry annual grasses, as well as dead vegetative material and litter that is capable of being easily ignited and endangering property as determined by the Fire Marshal.

Section 304.1.2.B Section 304.1.2B is added to read as follows:

Section 304.1.2.B Weed Abatement. Due to heavy growth of fuels, unmaintained lots are a hazard to the surrounding properties and the community. Woodside Fire Protection District shall carry out weed abatement program activities throughout the territory of the Woodside Fire Protection District.

SECTION 7. CHAPTER 57 ESTABLISHMENT OF LIMITS IN WHICH STORAGE OF FLAMMABLE OR COMBUSTIBLE LIQUIDS IN OUTSIDE ABOVE GROUND TANKS ARE PROHIBITED.

The limits referred to in Section 5704.2 and 5704.4.2.4 and Table 5704.4.2 of the California Fire Code in which storage of flammable or combustible liquids in outside above ground tanks is prohibited in areas which are heavily populated or congested commercial areas within the territory of the Woodside Fire Protection District.

SECTION 8. CHAPTER 61 ESTABLISHMENT OF LIMITS IN WHICH STORAGE OF LIQUIFIED PETROLEUM GASES IS TO BE RESTRICTED.

The limits referred to in Section 6104.2 of the California Fire Code, in which storage of liquefied petroleum gas is restricted in areas which are heavily populated or congested commercial areas within the territory of the Woodside Fire Protection District.

Section 6104.2 Amended Section 6104.2A is added to read as follows:

Section 6104.2A Where Permitted; Liquefied Petroleum Gas shall not be permitted within the Woodside Fire Protection District where natural gas mains exist. Exception: Installation of Liquefied Petroleum Gas may be permitted in the Woodside Fire Protection District if used as a means of emergency standby supply for industrial operations, residential operations or used for medical, research, testing, or purposes not suited to the use of natural gas. Such installation shall be in accordance with nationally recognized good practices and all provisions of this code.”

SECTION 9. CHAPTER 56 ESTABLISHMENT OF LIMITS IN WHICH STORAGE, OF EXPLOSIVES AND FIREWORKS AGENTS IS TO BE PROHIBITED.

The limits referred to in Section 5608.1.1 and the California Code of Regulations Title 19, Division 1, Chapter 6 in which storage of explosives and fireworks is prohibited, are hereby established to the entire territory of the Woodside Fire Protection District.

SECTION 10. CHAPTER 56: EXPLOSIVES AND FIREWORKS

Section 5608.1.1 Amended Section 5608.1.1A is added to read as follows:

Section 5608.1.1A Safe and Sane Fireworks Prohibited. All non-professional fireworks listed by the California State Fire Marshal as “Safe and Sane” are prohibited within the jurisdictional boundaries of the Woodside Fire Protection District.

5608.1 General All professional pyrotechnical devices used for public display, or special effects, shall be in accordance with the applicable provisions of the State of California Code of Regulations, Title 19 and the applicable section of the California Amended Fire Code. Permits for public display and/or special effects shall be obtained by the Fire Marshal.

SECTION 11. APPENDIX B SECTION B105 FIRE-FLOW REQUIREMENTS FOR BUILDINGS.

Section B105.1 Amended ONE AND TWO FAMILY DWELLINGS

This section is modified by means of Section B103

SECTION B105.1 of Appendix B of the International Fire Code pertaining to fire-flow requirements for buildings to be amended and at any time due to the rural nature of a water system may be substituted by the following:

SECTION B105.1 FIRE FLOW REQUIREMENTS FOR BUILDINGS

B105.1 One- and Two-Family Dwellings.

The minimum fire flow shall be 1000 gallons per minute. A water supply for fire protection shall mean a fire hydrant within 500 feet from the building, measured on an approved via an approved roadway, capable of the required fire flow. The fire flow may be reduced by 50% if the building is provided with an approved automatic sprinkler system.

Where a public or private water company is not within 1000 feet of the required fire hydrant location, or the water company can not provide 1000 gallons per minute, NFPA 1142 Standard on Water Supplies for Suburban and Rural Fire Fighting 2007 Edition may be adhered to for fire flow requirements as an alternate means.

EXCEPTION: The fire flow may be reduced by 50% if the building is provided with an automatic sprinkler system.

SECTION 12. APPENDIX C FIRE HYDRANT LOCATIONs AND DISTRIBUTION.

Section C105.1 Amended Section C105.1A is added to read as follows:

Section C105.1A Modified Distribution of Fire Hydrants; In rural areas where parcels, with structures, have large road frontages and or long driveways the minimum location of a fire hydrant may be 500 feet to the structure measured via a roadway as approved by the Fire Marshal.

SECTION 13. PROVISIONS OF THE CALIFORNIA FIRE CODE ESTABLISHING A BOARD OF APPEALS.

The following provisions for Appeal per Section 108.1 of the International Fire Code shall be as follows:

Whenever the Chief shall disapprove an application or refuse to grant a permit applied for, or when it is claimed that the provisions of the Code do not apply or that the true intent and meaning of the Code have been misconstrued or wrongly interpreted the applicant may appeal the decision of the Chief by presenting, within 10 days, a written request to the District Board of Directors for a hearing on and a review of such decision appealed.

The request shall state the reasons therefore, and the District Board of Directors shall, within 30 days of the receipt of same, hold a hearing, and may, if they determine that the circumstances appear to justify such action, modify, vacate, or affirm the decision.

SECTION 14. PROVISIONS ADDED TO INTERNATIONAL FIRE CODE.

The following provisions shall be and are hereby added or amended to said code to read as follows:

Section 104.10 Amended The following is hereby added to Section 104.10 Chapter 1, of the California Fire Code:

Section 104.10 “Authority to Photograph or Otherwise Record Investigations”.

The Chief or his duly authorized representative may make such audio, visual or other recordings including photographs, video tapes, audio tapes, diagrams, drawings, sketches, and the like, in connection with the investigation of any actual or alleged violation of this Code or in connection with the investigation of any incident as authorized by this Code.”

SECTION 15: FEES

The Board of Directors may, by resolution, establish a schedule of fees to be charged and collected for checking plans and specifications, inspection services performed, and for the issuance of permits. Such schedule when adopted shall be incorporated by reference as a part of this code as fully as if set forth at length herein. Two copies of such resolution shall be kept on file in the office of the Fire Chief of the Woodside Fire Protection District and shall be available for public inspection.

SECTION 16. VIOLATIONS.

A. Any person who shall violate any of the provision of the Fire Code hereby adopted or fails to comply therewith, or who shall violate or fail to comply with an order made there under, or who shall build in violation of any detailed statement or specifications or plans submitted and approved there under, or any certificate or permit issued there under, and from which no appeal has been taken, or who shall fail to comply with such an order as affirmed or modified by the District Board or by a court of competent jurisdiction, within the time fixed therein, shall severally for each and every such violation and non-compliance respectively, be guilty of a misdemeanor, punishable by a fine of not more than \$500.00, or by imprisonment for not more than six (6) months, or by both such fine and imprisonment. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violation or defects within a reasonable time; and when not otherwise specified, each day that any such prohibited conditions are maintained, shall constitute a separate offense.

B. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

SECTION 17. VALIDITY

The Woodside Fire Protection District Board of Directors hereby declares that should any section, paragraph, sentence or word of this ordinance or of the Code of Standards hereby adopted be declared for any reason to be invalid, it is the intent of the Woodside Fire Protection District Board of Directors that it would have passed all other portions of this ordinance independent of the elimination herefrom of any such portion as may be declared invalid.

SECTION 18. REPEAL OF CONFLICTING ORDINANCES.

Ordinance No. 9 of the Woodside Fire Protection District shall be and is hereby repealed.

SECTION 19. DATE OF EFFECT.

This ordinance shall be published once in the Country Almanac and shall be effective upon the expiration of 30 days from its adoption.

Regularly passed and adopted this day of , 2014 by the following vote:

AYES and in favor of said ordinance:
Directors:

NOES against said ordinance:
Directors:

ATTACHMENT E



BELMONT FIRE PROTECTION DISTRICT

One Twin Pines Lane, Suite 230, Belmont, CA 94002
(650) 595-7492 • Fax (650) 637-2912
www.belmont.gov

**FIRE CHIEF
Michael Keefe**

October 11, 2013

Mr. John Maltbie
400 County Center
Redwood City, California 94062

Re: Belmont Fire District 2013 California Fire Code Findings and Adoption

Dear Mr. Maltbie,

Enclosed: please a copy of the Belmont Fire Protection District's, Resolution, and Findings for the 2013 California Fire Code adoption process. This is per California Health and Safety Code section 13869.7. The second reading of the ordinance and adoption of the 2013 California Fire Code is scheduled for November 12, 2013. If you have any questions or concerns please contact me.


Sincerely,

Michael Gaffney
Deputy Fire Chief



I, Jozi Plut, Deputy District Secretary of the Fire Protection District, Belmont, California, do hereby certify that approved *Resolution 2013-015 of the Board of Directors of the Belmont Fire Protection District Making Express Findings that Modifications to the 2013 California Fire Code are Reasonably Necessary Due to Local Conditions* is a true full and correct copy. This was adopted at a regular meeting of the Belmont Fire District meeting held on October 8, 2013.

DATE: October 11, 2013



Jozi Plut
Deputy District Secretary

RESOLUTION NO. 2013-015

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BELMONT FIRE PROTECTION DISTRICT MAKING EXPRESS FINDINGS THAT MODIFICATIONS TO THE 2013 CALIFORNIA FIRE CODE ARE REASONABLY NECESSARY DUE TO LOCAL CONDITIONS

WHEREAS, on October 8, 2013, the Board of Directors introduced Ordinance _____ adopting and amending the 2013 California Fire Code; and,

WHEREAS, California Health and Safety Code Section 13869.7 authorizes the district board to modify the building standards related to fire and panic safety that are more stringent than those building standards contained adopted by the State Fire Marshall and contained in the California Building Standards Code if found by the district board to be reasonably necessary because of local climatic, geologic, or topographic conditions under Health and Safety Code Sections 17958.7 and 18941.5; and,

WHEREAS, the Board of Directors has considered the October 8, 2013 staff report discussing the proposed amendments to the 2013 California Fire Code and the presentations by staff, has considered the proposed ordinance containing the amendments attached to the report, and has reviewed the proposed findings attached to the report.

NOW, THEREFORE, the Board of Directors of the Belmont Fire Protection District resolves as follows:

SECTION 1. Reasonably Necessary Amendments Due to Local Conditions.

(a) The amendments to the 2013 California Fire Code are found to be reasonably necessary because of local climatic, geological or topographical conditions.

(b) The Board of Directors finds that the conditions listed in Attachment 1 attached hereto are, in fact, local climatic, geological and topographical conditions.

(c) The conditions listed in Attachment 1 make the amendments to the 2013 California Building Standards Code described in Attachment 1 and contained in the ordinance referenced above reasonably necessary for the reasons stated in Attachment 1 and in the October 8, 2013 staff report.

* * *

ADOPTED October 8, 2013, by the Board of Directors of the Belmont Fire Protection District
by the following vote:

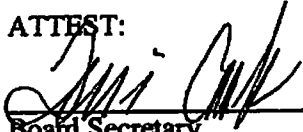
Ayes: Braunstein, Lieberman, Feierbach, Wozniak

Noes:

Absent: Warden

Abstain:

ATTEST:


Board Secretary


Board President

APPROVED AS TO FORM:


Board Attorney

ATTACHMENT 1
to
Belmont Fire Protection District Resolution 2013 - 015

**NECESSARY MODIFICATIONS TO THE
2013 CALIFORNIA FIRE CODE DUE TO LOCAL CONDITIONS**

INTRODUCTION

Belmont Fire Protection District Ordinance _____ contains amendments, deletions and additions to provisions reproduced in the 2013 California Fire Code. The modifications to the building standards contained in Fire Code are reasonably necessary because of the climatic, geologic, and topographic conditions found within the District. In accordance with Health and Safety Code Sections 13869.7, 17958, 17958.5, 17958.7, and 18941.5, this document describes the climatic, geologic, and topographic conditions in the District and the specific modifications to building standards determined by the District to be necessary due to particular local conditions.

**PART I:
LOCAL CONDITIONS**

A. Profile Of The District

The Belmont Fire Protection District is located in San Mateo County in an area identified as being in the southern region of the County. The City of San Mateo is to the north, Redwood City and Foster City to the east, and San Carlos and unincorporated areas of San Mateo County are to the south. The District encompasses all of the City of Belmont and a small portion of unincorporated San Mateo County. The District has an area of roughly 4.7 square miles, with a resident population of 26,000. The District includes large tracks of open space found in the steep forested ridges and foothills in the western portions of the District. Highway 101 passes through the District near its eastern edge, and Interstate 280 passes by the District near its western edge.

B. Local Conditions

The climatic, geologic, and topographic conditions found in the District necessitate making modifications to the building standards in the 2013 California Fire Code in order to provide a reasonable degree of fire and life safety in this community. These conditions are discussed in detail below.

1. Climatic Conditions.

The District, on average, experiences an annual rainfall between 18 to 25 inches. This rainfall can be expected between October and April of each year and is based on the 100 year weather almanac. However, during the summer and early fall months there is little, if any, measurable precipitation. During this dry period, the temperatures are usually between 70°-90° with light to gusty westerly winds. These drying winds, mixed with the natural vegetation, which is dominant throughout the area, creates a hazardous fuel condition, which further create extensive grass and brushland fire risk. With residential developments encroaching into these wooded and grass, or brush covered areas, wind and terrain-driven fires could have severe consequences and place lives and properties at risk.

2. Geologic Conditions.

(a) Earthquakes. Seismically, the District sits along the active San Andreas Fault, and is rated as a Seismic Zone 4. The relatively young geological processes that have created the San Francisco bay region are still active today.

(b) Soil Conditions. The District lies in the southern end of San Mateo County. The areas closest to the Bay are overlain by unconsolidated fine silty clay, known as Bay Mud, which varies in thickness from a few feet to as much as thirty (30) feet. Bedrock lies beneath the area at depths generally three hundred (300) feet or more. The topography is essentially flat, dropping from an elevation of eight hundred (800) feet to sea level. The slope of the District extends upwards on the western side. Slopes range from (0) degrees to more than (20) degrees on some streets.

3. Topographic Conditions.

(a) Hills. Much of the District is located in hills. The hilly terrain has influenced development to follow the path of least resistance, creating a meandering pattern. The development pattern includes lots of inconsistent size, and development is often set deeply back from the street. The development pattern also does not lend itself to a good systematic street and road layout, which would promote easy traffic flow. It has, in fact, resulted in few major cross-town thoroughfares, which tend to be heavily congested, primarily during commute hours and seasonal periods of the year. "Pass-through" vehicular traffic in the District, such as the areas of the Alameda de las Pulgas, Ralston Ave., and El Camino Real, increase commute time traffic for East and West bound vehicular movement to US 101 and Interstate 280. This creates barriers, which increases the response time of fire apparatus and other emergency vehicles. The topography of the District is also burdened by major structures. Employment areas are throughout the District, and the people who work in these complexes have added to the traffic congestion, thereby increasing fire apparatus response times.

(b) Vegetation. The hilly portions of the District contain trees, dense brush vegetation and a heavy growth of natural grasses that contribute to fuel-loading. The surrounding areas suffer several wildland fires each year.

(c) Roads and Streets. The number of vehicle miles driven is steadily increasing despite limited growth. Many older streets are narrow and steep. The impact of additional planned developments and increased traffic flow will continue to have an effect on the delivery of fire protection services.

PART II:

FINDINGS FOR SPECIFIC MODIFICATIONS TO BUILDING STANDARDS

A. 2013 California Fire Code

1. Section 301.3 (Roof Coverings) – Local Conditions 1. 2.(a), 2(b), 3. (a), (b), & (c)

The combination of light and gusty westerly winds and dry vegetation create hazardous fuel conditions during the summer and fall months. Additionally the proximity of the San Andreas Fault to residential occupancies and other occupancies creates a high probability of an earthquake causing damage to structures and fire suppression systems. Fire resistance roofs provide a passive protection system and gives occupants more time to exit and reduces fire spread between structures.

2. Section 315 (General Storage) – Local Conditions 1. & 3. (a), (b), & (c)

Storage of combustible materials increases the threat of fire within parking garages and carports where above ground multi-family dwellings exist. These residential developments exist throughout the community including areas with hilly terrain and narrow streets which may affect fire-fighting efforts. Additionally reducing the storage of combustible materials reduces the threat of further fire spread.

3. Section 503 (Fire Apparatus Access Roads) – Local Conditions 1. 2.(a), 2(b), 3. (a), (b), & (c)

Residential development in hilly terrain with narrow and meandering street result in delay of fire personnel in accessing those in need of emergency services. Additionally, these areas are prone to increased risk of storm runoff and landslides during periods of increased precipitation in the winter months. Lastly, these areas, which make up a majority of the city's wildland urban interface (WUI) will be particularly challenging in combating wild fires. Clearly defined fire access roads are imperative to allow vehicle access into these residential development areas for response of equipment and personnel.

4. Section 505 (Premises Identification) – Local Conditions 3.(a), (b), & (c)

Residential development in hilly terrain with meandering street patterns has led to inconsistent lot sizes and structure placement combined with significant vegetation. These conditions can often make identification of correct addresses difficult and can cause delay of emergency personnel in locating the correct address when responding to requests for emergency services. This amendment responds to these conditions by making address numbers larger for

easier identification.

5. Section 506 (Key Boxes) – Local Conditions 1, 2(a), 2(b), 3(a), (b), & (c)

The key box provides access to all spaces including multi-tenant spaces, elevator controls, fire alarm control panels and sprinkler valve access. If the occupancy has hazardous materials on site documentation detailing the types, amounts, and locations of those materials will be contained in the key box. Secure Fire Department access only Key boxes provide a secure means of emergency access. Emergency personnel having to access a business or secure multi-dwelling residential complex have a secure means of access without having to utilize forcible entry. The proximity of occupancies to the San Andreas Fault, and the high probability of an earthquake resulting in damage to structures and fire suppression systems can be significant. Early access can assist in minimizing damage from water, fire, or other hazardous by having access to the systems that control them.

6. Section 903 (Automatic Sprinkler Systems) and Section 905 (Standpipes) – Local Conditions 1, 3(a), (b), & (c)

The experiences of several disastrous wildland-urban interface fires within Alameda, Santa Clara, Monterey and Contra Costa Counties have demonstrated the need for other fire protection features/regulations. While it is clearly understood that the adoption of such regulations may not prevent the incidence of fire, their implementation reduce the severity and potential loss of life and property from those fires that do occur.

Automatic fire extinguishing systems (AFES) and standpipe systems are effective in confining, extinguishing, or aiding in the extinguishment of a fire, as well as reducing the amount of toxic gases and smoke generated by fire. They also allow people to safely evacuate the building and can confine the fire until emergency resources arrive at scene. An AFES throughout a structure serves to limit the loss of life and property. Inherent delays caused by the traffic patterns throughout the fire district make it necessary to mitigate this risk by requiring additional built-in automatic fire protection and detection systems that provide early detection and initial control of fires until the arrival of the fire department.

7. Section 5609 (Fireworks) – Local Conditions 1 & 3(a), (b), & (c)

The experiences of several disastrous wildland-urban interface fires within Alameda, Santa Clara, Monterey and Contra Costa Counties have demonstrated the need for other fire protection features/regulations. While it is clearly understood that the adoption of such regulations may not prevent the incidence of fire, their implementation reduce the severity and potential loss of life and property of these fires which do occur.

Fireworks create an unreasonably high possibility of igniting open land fires in the District. The combination of light and gusty westerly winds and dry vegetation resulting in hazardous fuel conditions during the summer and fall months. Additionally the proximity of residential occupancies and other occupancies to the San Andreas Fault and the high probability of an earthquake resulting in damage to structures and fire suppression systems.

ATTACHMENT F

FIRE MARSHAL'S OFFICE



COUNTY OF SAN MATEO CAL FIRE

320 Paul Scannell Drive, San Mateo, California 94402 (650) 573-3846 * Fax (650) 573-3850

FIRE CHIEF
SCOTT JALBERT

FIRE MARSHAL
MARC COLBERT

DEPUTY FIRE MARSHALS
JOHN RIDDELL
RANDY AMORES
CHET SWANCEY

Exhibit A – Comparison of Adoptions

S. M. Co. Fire Protection Ordinance	Coastside Fire Protection District Ordinance Ordinance 2013-03 Adopted December 11, 2013
This ordinance has a Section detailing “Findings of Fact” which are locally driven.	This ordinance has a Section detailing “Findings of Fact” which are locally driven.
§ 3.84.010 – Title and Scope Identification as San Mateo County Fire Code	Section 101.1 - Title Title refers to Coastside Fire Protection District
§ 3.84.020 – Documents Adopted by Reference County Fire adopted 2013 California Fire Code with Chapter 4 and Appendix B, C, D, H, K and I.	Section II – Adoption of California Fire Code Identical
§ 3.84.030 – San Mateo County Fire Department Establishment of San Mateo County Fire Department administered by the County Fire Chief.	Section IV – Definitions Defines the Coastside Fire District as Authority having jurisdiction, Fire Chief Etc.
§ 3.84.040 – County Fire Chief Defines the “County Fire Warden” and the “County Fire Chief” as the “Fire chief” of the San Mateo-Santa Cruz Unit of CalFire so long as an agreement is in effect for CalFire to provide fire protection services to the County.	No Specific Section.
§ 3.84.050 – County Fire Chief Duties Outlines the duties of the County Fire Chief in relation to rules and regulations adopted by the State Fire Marshal and the provisions of section 24008 of the Government Code.	No Specific Section.
§ 3.84.060 – Bureau of Fire Prevention and Enforcement Duties Authorizes the County Fire Chief to establish the Fire Marshals Office for enforcement of the Fire Code.	Section III – Establishment of the Bureau of Fire Prevention Bureau of Fire Prevention shall operate under the supervision of the Fire Chief or his authorized representative.

§ 3.84.070 – County Fire Marshal	Section IV – Definitions
Identifies the Chief officer assigned to the San Mateo County Fire Marshals Office as the “County Fire Marshal” and the “Fire Code Official”	Defines the Chief of the Bureau of Fire Protection Etc.
§ 3.84.080 – No Liability for Damages	No Specific Section
Liability language adopted by the County relating to inspections and fire control actions.	
§ 3.84.090 –Chimney Screens	No Specific Section
Section detailing spark arrestor mesh size of ½ inch.	
§ 3.84.100 – Fuel Breaks	Section 304.1.2.3 – Fire Breaks & Section 304.1.2.5 requiring compliance with PRC 4291.
The County Fire Chief can require 30 to 100 feet of clearance/management, consideration of existing landscaping and sensitive habitat. Some differences in wording, end result liable to be the same. County has adopted LRA Fire Hazard Severity Zones as well.	The Fire Chief may require clearing and vegetation management in relation to fuels to be modified and declares compliance with Public Resources Code 4291 and Declares High and Very high Fire hazard Severity Zones to be Hazardous Fire Areas.
§ 3.84.110 – Land Divisions	No Specific Section
Specifies actions to be taken and requirements for Fire Apparatus Access roads and Fire Protection Water Supply when Land Divisions are approved.	
§ 3.84.120 – Construction, Relocation and Alteration	No Specific Section
Specifies requirements for Fire Apparatus Access roads and Fire Protection Water Supply when construction, relocation or alteration exceeds 50% of valuation.	
§ 3.84.130 – Modifications to Fire Code	Section X – Amendments and Deletions
Identifies specific sections required to be modified by local conditions.	Identifies specific sections required to be modified by local conditions.
§ 3.84.140 – Special Events	Section 105.6.4.1. - Special Events
	Identical
§ 3.84.150 – Authority to Inspect	Section 106.2.3 – Authority to Inspect
	Identical

§ 3.84.160 – Board of Appeals	Section 108.1 - Board of Appeals established
County Fire Code Board of Appeals established as the body to hear and decide appeals of orders, decisions or determinations made by the County Fire Marshal.	Coastside Fire Code Board of Appeals established as the body to hear and decide appeals of orders, decisions or determinations made by the Coastside Fire Marshal.
§ 3.84.170 – Violations	Section 109.4 – Violation Penalties
Persons who violate the code shall be guilty of a Misdemeanor as set forth in Penal Code and a fine of not less than \$250 or more than \$2,500 dollars. Each day the violation continues shall be deemed a separate offense.	Persons who violate the code shall be guilty of a Misdemeanor as set forth in Penal Code and a fine of not less than \$250 or more than \$2,500 dollars. Each day the violation continues shall be deemed a separate offense.
County Fire Code allows the use of Ordinance 04648 – Administrative Remedies	Similar Civil Penalty provision
§ 3.84.180 – Failure to Comply	Section 111.4 – Failure to comply
	Identical
§ 3.84.190 – Ignition Sources, Open Burning, Open Flames, Vacant Premises	Chapter 3 Section 305, 307, 308, 310, 311 and 317
San Mateo County has adopted Section 305-Ignition Sources, 307-Open Burning, 308-Open Flames and 311-Vacant Premises	Coastside Fire District has adopted 305, 307, 308 and 311 as has County with the addition of 310 and 317
§ 3.84.200 – Turning Radius	Section 503.2.4.1 – Turning Radius
	Identical with Agency citation change
§ 3.84.210 – Bridges and Elevated Surfaces	Section 503.2.6 – Bridges and Elevated Surfaces
	Identical
§ 3.84.220 – Fire Access lane Markings	Section 503.3.1 – Fire Access Lane Markings
	Identical
§ 3.84.230 – Traffic Calming Devices	Section 503.4.1.1 – Traffic Calming Devices
	Identical
§ 3.84.240 – Prohibited Parking	Section 503.4.2– Prohibited Parking
	Identical
§ 3.84.250 – Roadway Spikes	Section 503.4.1.3 – Roadway Spikes
	Identical
§ 3.84.260 – Premises Identification	Section 505.1.1 - Premises Identification
	Identical

§ 3.84.270 – Multiple Tenant Structures	Section 505.1.2 – Multiple Tenant Structures
	Identical
§ 3.84.280 – Commercial/Industrial Size and Stroke of Numbers	Section 505.1.3 - Commercial/Industrial Size and Stroke of Numbers
	Identical
§ 3.84.290 – Rear Addressing	Section 505.1.4 – Rear Addressing
	Identical
§ 3.84.300 – Suite/Unit Identification	Section 505.1.5 – Suite/Unit Identification
	Identical
§ 3.84.310 – Directories	Section 505.1.6 – Directories
	Identical
§ 3.84.320 – Construction Site	Section 505.2.1 – Construction Site
	Identical
§ 3.84.330 – Key Box	Section 506.1.3 – Key Box
	Identical
§ 3.84.340 – Key Switch and Padlocks	Section 506.1.4 – Key Switch
	Identical
§ 3.84.350 – Suburban and Rural Water Supplies	Section 507.2.2.1 – Rural Water Supplies
	Substantially Identical
§ 3.84.360 – Alarm Panel Clearance	Section 901.8.2 – Alarm Panel Clearance
	Identical
§ 3.84.370 – Automatic Sprinklers Required All automatic fire sprinkler systems installed as required by the San Mateo County Building Code Ordinance must be approved by the County Fire Marshal.	Section 903.2.1 – All Occupancies and Facilities Requires all buildings, commercial and residential to be equipped with an automatic Fire Sprinkler System, typically required at 1,000 square feet with some minor exceptions. Coastsides requires fire sprinklers through their fire code adoption as there is no requirement for sprinklers by the City of Half Moon Bay.
§ 3.84.380 – Partial Automatic Sprinkler Systems	Section 903.1 – Partial Systems
	Identical
§ 3.84.390 – Fire Department Response To False Alarms	Section 907.8.5.1 – Fire Department Response to False Alarms
	Identical

§ 3.84.400 – Making False Report	Section 907.8.5.2 – Making False Report
	Identical
§ 3.84.410 – Painting of Fire Protection Equipment and Hydrants	Section 912.4.1 – Painting of Fire Protection equipment & Hydrants
	Identical
§ 3.84.420 – Identification	Section 907.8.5.2 – Identification
	Identical
§ 3.84.430 – Seismic Restraint	Section 1003.3.4.1 – Seismic Restraint for Storage Shelving
	Identical
§ 3.84.440 – Fireworks	No Specific Section
§ 3.84.450 – Permits	Section 1103.5.4 – Permits
	Identical
§ 3.84.460 – Construction Documents	Section 907.8.5.2 – Construction Documents
	Identical
§ 3.84.470 – Other Permits Required	No Specific Section

ATTACHMENT G

FIRE MARSHAL'S OFFICE



COUNTY OF SAN MATEO CAL FIRE

320 Paul Scannell Drive, San Mateo, California 94402 (650) 573-3846 * Fax (650) 573-3850

FIRE CHIEF
JOHN FERREIRA

FIRE MARSHAL
CLAYTON JOLLEY

DEPUTY FIRE MARSHALS
MARC COLBERT
RANDY AMORES

Exhibit A – Comparison of Adoptions

S. M. Co. Fire Protection Ordinance Ordinance 04532	Menlo Park Fire Protection District Ordinance 36-2013 Adopted September 17, 2013
This ordinance has a Section detailing “Findings of Fact” which are locally driven.	This ordinance has a Section detailing “Findings of Fact” which are locally driven.
§ 3.84.010 – Title and Scope	Paragraph 1 - Title Title refers to Menlo Park Fire Protection District
§ 3.84.020 – Documents Adopted by Reference County Fire adopted 2013 California Fire Code with Chapter 4 and Appendix B, C, D, F, H, I and J.	Paragraph 3 – Adoption of California Fire Code Menlo Park Fire adopted the 2013 California Fire Code being the 2012 International Fire Code with necessary amendments.
Appendix F relates to assigning Hazard Classes when utilizing NFPA 704, Appendix I identifies non-compliant conditions of Fire Protection Systems, Appendix J details requirement for Emergency Responder Radio Coverage.	The Fire Code was adopted in its entirety including Appendix items except as changed and listed below.
§ 3.84.030 – San Mateo County Fire Department Establishment of San Mateo County Fire Department administered by the County Fire Chief.	Paragraph 4 Section 202 Defines Menlo Park Fire District's Jurisdiction, and the Fire Code Official.
§ 3.84.040 – County Fire Chief Defines the “County Fire Warden” and the “County Fire Chief” as the “Fire chief” of the San Mateo-Santa Cruz Unit of CalFire so long as an agreement is in effect for CalFire to provide fire protection services to the County.	No Specific Section.
§ 3.84.050 – County Fire Chief Duties Outlines the duties of the County Fire Chief in relation to rules and regulations adopted by the State Fire Marshal and the provisions of section 24008 of the Government Code.	No Specific Section.

<p>§ 3.84.060 – Bureau of Fire Prevention and Enforcement Duties Authorizes the County Fire Chief to establish the Fire Marshals Office for enforcement of the Fire Code.</p>	<p>Uses CFC Section 103 – Department of Fire Prevention Authorizes the Fire Chief to appoint Fire Code Officials for enforcement of the Fire Code.</p>
<p>§ 3.84.070 – County Fire Marshal Identifies the Chief officer assigned to the San Mateo County Fire Marshals Office as the “County Fire Marshal” and the “Fire Code Official”</p>	<p>Paragraph 4 Section 202 Defines the Fire Code Official and names them to enforce rules and regulations within the Fire Code.</p>
<p>§ 3.84.080 – No Liability for Damages Liability language adopted by the County relating to inspections and fire control actions.</p>	<p>Uses CFC Section 103.4 titled Liability Limits liability of the Fire Code Official while performing the lawful discharge of their duties.</p>
<p>§ 3.84.090 –Chimney Screens Section detailing spark arrestor mesh size of ½ inch.</p>	<p>Uses Title 19, Division I, Section 3.07 Section detailing spark arrestor mesh size of ½ inch.</p>
<p>§ 3.84.100 – Fuel Breaks The County Fire Chief can require 30 to 100 feet of clearance/management, consideration of existing landscaping and sensitive habitat.</p>	<p>Uses Title 19, Division I, Section 3.07 Requires vegetation management of 30 to 100 feet for clearance/management, consideration of existing landscaping and sensitive habitat.</p>
<p>§ 3.84.110 – Land Divisions Specifies actions to be taken and requirements for Fire Apparatus Access roads and Fire Protection Water Supply when Land Divisions are approved.</p>	<p>Uses CFC Chapter 5 – Fire Service Features Specifies actions to be taken and requirements for Fire Apparatus Access roads and Fire Protection Water Supply.</p>
<p>§ 3.84.120 – Construction, Relocation and Alteration Specifies requirements for Fire Apparatus Access roads and Fire Protection Water Supply when construction, relocation or alteration exceeds 50% of valuation.</p>	<p>Uses CFC Chapter 5 – Fire Service Features Specifies requirements for Fire Apparatus Access roads and Fire Protection Water Supply.</p>
<p>§ 3.84.130 – Modifications to Fire Code Identifies specific sections required to be modified by local conditions.</p>	<p>Paragraph 4 – Amendments, Modifications Deletions Identifies specific sections required to be modified by local conditions.</p>
<p>§ 3.84.140 – Special Events Section requires a permit to conduct a Special event either inside or outside of a structure, Carnivals, Fairs etc.</p>	<p>Chapter 80 - Referenced Standards Carnivals or Fairs shall be in accordance with the Menlo Park Fire Protection District Standard "Requirements to conduct a Carnival or Fair" Includes Exhibits and Trade Shows.</p>

<p>§ 3.84.160 – Board of Appeals County Fire Code Board of Appeals established as the body to hear and decide appeals of orders, decisions or determinations made by the County Fire Marshal.</p>	<p>Section 108.1/108.3 - Board of appeals established Menlo Park Fire Board of Directors established as the body to hear and decide appeals of orders, decisions or determinations made by the Menlo Park Fire Marshal.</p>
<p>County Fire Code Board of Appeals established as the County Fire Chief, County Operations Chief and the County Planning Director or their authorized representatives.</p>	<p>Menlo Park Fire Board of Appeals established as the Board of Directors of the Menlo Park Fire Protection District. 108.3 identifies Fire Chief as an ex officio member of the appeals board with no vote.</p>
<p>§ 3.84.170 – Violations Persons who violate the code shall be guilty of a Misdemeanor as set forth in Penal Code. Each day the violation continues shall be deemed a separate offense.</p>	<p>Section 109.4 – Violation Penalties Persons who violate the code shall be guilty of an infraction as set forth in Penal Code and a fine in accordance with section 17(D) of the California Penal Code. Each day the violation continues shall be deemed a separate offense.</p>
<p>§ 3.84.180 – Failure to Comply No person shall continue any work after being served with a stop work order.</p>	<p>Section 111.4 – Failure to comply No person shall continue any work after being served with a stop work order. Persons shall be liable for a fine as identified in Fire District Fee Schedule.</p>
<p>3.84.190 – Ignition sources, open burning, open flames and vacant premises. Adopts requirements of CFC Chapter 3, Sections 305, 307, 308, and 311.</p>	<p>Chapter 3 – General Requirements Adopted CFC Chapter 3, in its entirety including Sections 305, 307, 308, and 311.</p>
<p>3.84.200 – Turning radius Requires a turning radius capable with fire apparatus used by San Mateo County Fire Department.</p>	<p>Appendix D Section D 103.3 – Turning Radius Requires a turning radius capable with fire apparatus used by Menlo Park Fire District</p>
<p>3.84.210 – Bridges and elevated surfaces Adds a requirement to CFC Section 503.2.6 that vehicle load limits on bridges to be certified by an engineer.</p>	<p>Section 503.2.6 Bridges and elevated surfaces No specific requirement. Uses Section 105.4 to require construction documents to be submitted by a registered design professional.</p>
<p>3.84.220 – Fire access lane markings Provides guidance for marking fire lanes on curbs and on roadways without curbs.</p>	<p>Chapter 5 – Section 503.3 Marking Fire Lanes The section has been revised to include the California Vehicle Code Section 22500.1 on marking fire lanes.</p>
<p>§ 3.84.230 – Traffic Calming Devices Traffic Calming devices shall not be installed on designated fire apparatus response routes unless approved by the Fire Code Official.</p>	<p>Section 503.4.2 – Traffic Calming Devices Identical requirements, plus installation in compliance with Menlo Park Fire Districts “Traffic Calming” standard.</p>
<p>3.84.240 – Prohibited Parking Adds a section to the CFC that prohibits parking in a fire lane and requires signs as specified in Appendix D 103.6</p>	<p>Prohibited Parking See Chapter 5 – Section 503.3 above. Prohibited parking is in accordance with the California Vehicle Code and signs are required in accordance with CVC Section 22500</p>

3.84.250 – Roadway spikes Prohibits the installation of traffic control roadway spikes in a fire lane	504.3 – Obstruction of fire apparatus access roads CFC Section 504.3 prohibits any fire apparatus access road to be obstructed in any manner. However, roadway spikes are not named specifically in the Code.
§ 3.84.260 – Premises Identification Internally illuminated address numbers, size, placement , remote address numbers etc.	Section 505.1 - Premises Identification Allows Internally or externally illuminated address numbers, size, placement , remote address numbers etc.
§ 3.84.270 – Multiple Tenant Structures Requirement for Suite or Unit numbers posting.	Section 505.1(A) – Multiple Tenant Structures Requirement for Suite or Unit numbers posting.
§ 3.84.280 – Commercial/Industrial Size and Stroke of Numbers Requirements for Size and Posting of Address numbers on commercial buildings.	Section 505.1 - Commercial/Industrial Size and Stroke of Numbers Similar, requires 8 to 12 inch letters depending on the height of the structure.
§ 3.84.290 – Rear Addressing Requirements for Size and Posting of Address numbers on rear entrance doors of commercial buildings.	Section 505.1(B) – Rear Addressing Requirements for Size and Posting of Address numbers on rear entrance doors of commercial buildings.
§ 3.84.300 – Suite/Unit Identification Requirements for Size and Posting of Address numbers on Suite or Unit doors of buildings.	Section 505.1(A) – Suite/Unit Identification Requirements for Size and Posting of Address numbers on Suite or Unit doors of buildings.
§ 3.84.310 – Directories Requirement for Complexes containing multiple buildings to provide a directory, premise map, directional signage, etc.	Section 505.1 Address Identification Requirement for multiple or hidden buildings to provide a directory, premise map, directional signage.
3.84.320 – Construction site Requires street signs and addresses for new development, prior to combustible construction materials arriving on the site.	No Specific Section
3.84.330 – Key Box Provides installation standard for the required fire department key box	Chapter 5 – Section 506.1 Key Boxes Specifies the location of key boxes and types of keys to provide.
3.84.340 – Key switch and padlock Requires a fire department access key switch at electric gates and a fire department access padlock on access gates.	503.5 Required gates and barricades CFC Section 503.5 requires an approved means to access fire apparatus access ways that are protected by a gate.

3.84.350 – Suburban and rural water supplies References NFPA Standards and CFC Appendix C for water supply requirements when no public water mains are available for the development.	No Specific Section
3.84.360 – Alarm panel clearance Provides specific clearances for the unobstructed access to fire protection control panels.	No Specific Section
§ 3.84.370 – Automatic Fire Sprinklers Required All automatic fire sprinkler systems installed as required by the San Mateo County Building Code Ordinance, typically at 1,000 square feet, and must be approved by the County Fire Marshal.	Section 903.2.1 – All Occupancies and Facilities Requires all buildings, commercial and residential to be equipped with an automatic Fire Sprinkler System, typically required at 1,000 square feet.
3.84.380 – Partial automatic fire sprinkler systems Unless approved by the fire code official in writing, sprinkler systems that only protect a portion of the building are not allowed.	Chapter 9 – Section 903.3.8 Partial (Sprinkler) System Does not allow a building to be partially protected by a fire sprinkler system.
§ 3.84.390 – Fire Department Response To False Alarms Requires payment of costs incurred for responding to false fire alarms per the policy.	Section 401.5 – Making False Report Similar – liable to a fine as set forth in Fire District fee Schedule.
§ 3.84.400 – Making False Report Requires payment of costs incurred for responding to false report of fire per the policy.	Section 401.5 – Making False Report Similar – liable to a fine as set forth in Fire District fee Schedule.
3.84.410 – Painting of fire protection equipment and hydrants Allows the Fire Chief to require painting of fire protection equipment and to indicate the color to be used.	No Specific Section
§ 3.84.420 – Identification Requires proper identification of fire protection equipment servicing buildings.	Uses CFC Section 912.4 Requires proper identification of fire protection equipment servicing buildings.
3.84.430 Seismic restraint for storage shelving Requires seismic restraint for shelving as required by Chapter 16 of the CBC, and additional seismic restraint to maintain exit passageways	No Specific Section Uses seismic restraint requirements of the CBC
§ 3.84.440 – Fireworks Prohibition of Fireworks	No Specific Section Fireworks have been prohibited by local ordinances passed individually by each city within Menlo Park Fire District

§ 3.84.450 – Permits Allows the requirement of a fire permit for certain operations as identified in section 105.6 of California Fire Code.	Uses CFC Chapter 1, Section 105 – Permits Requires operational permits specific operations including the storage and use of hazardous materials.
3.84.460 – Construction Documents Lowers the threshold quantity for construction documents for installation of LPG containers from 2000 gallons to 500 gallons for a single installation and from 4000 to 2000 for an aggregate capacity.	Uses CFC Chapter 61 Section 6101.3 Menlo Park Fire District did not modify the threshold quantities for construction documents.
§ 3.84.470 – Other Permits Required Property owner must apply for any other permits required by law.	No Specific Section
	Additional Specific Sections Adopted by Menlo Park Fire Protection District.
No Specific Section	Section 113.6 – Permit Fees to Public Agencies Establishes a Board Policy by which fees may be waived for public improvements.
No Specific Section	Chapter 2 – Section 202 Floor Area, Gross Adds detail to the existing Code definition. Includes garages under specific conditions, additional square footage, and construction that exposes structural framing.
No Specific Section	Chapter 2 – Section 202 Substantial Alteration A renovation that exceeds 50% of the gross floor area.
No Specific Section	Chapter 5 – Section 511 Firefighter Air Systems Requires a built-in breathing air replenishment system for firefighter air tanks in new buildings 4 or more stories in height.
No Specific Section	Chapter 6 – Marking (of Solar Panel conduit) Adds an exception to not mark conduit for Solar Photovoltaic systems that use AC energy.
No Specific Section	Chapter 9 – Section 901.1 Scope Adds a paragraph to the section that makes reference to additional Standards for installation of fire sprinkler systems and fire alarm systems.
No Specific Section	Chapter 9 – Section 903.2.11.1 Stories and basements without openings Requires any building with a basement greater than 250 square feet to have fire sprinkler protection throughout the structure.

No Specific Section	Chapter 9 – Section 903.3.1.2 NFPA 13R sprinkler systems. Does not allow the installation of NFPA 13R sprinkler systems in multi-family dwellings. Requires installation of a NFPA 13 system instead.
No Specific Section	Chapter 9 – Section 903.3.3 Obstructed locations Requires additional fire sprinkler protection in laboratory fume hood and bio safety cabinets that use flammable liquid and in combustible and noncombustible concealed spaces 6 inches or more.
No Specific Section	Chapter 9 – Section 903.6.1.1 Sprinklers in existing buildings Requires fire sprinklers in existing buildings when alterations or additions to a building exceeds 50% of the existing square footage, or when there is a change in occupancy use, or a basement of 250 square feet or more is added.
No Specific Section	Chapter 9 – Section 903.6.1.2 Partial systems in existing buildings Does not allow a partial fire sprinkler system in a portion of a building.
No Specific Section	Chapter 9 – Section 907.7 (Fire Alarm) Acceptance tests and completion Requires UL Certification upon installation of a new (commercial) fire alarm system.
No Specific Section	Chapter 9 – Section 907.9 Where (fire alarms are) required in existing buildings When a new system is installed in an existing multi-tenanted building, the new system shall sound an alarm throughout the neighboring occupancies.
No Specific Section	Chapter 57 – Section 5704.2.9.6 and 5706.2.4.4 Locations where aboveground (flammable and combustible liquid) tanks are prohibited References the San Mateo County Planning Department for approval of locations where aboveground tanks may be located.
No Specific Section	Chapter 58 – Section 5806.2 Limitations References the San Mateo County Planning Department for approval of locations where aboveground tanks of cryogenic fluids may be located.

No Specific Section	Chapter 61 – Section 6104.2 Maximum capacity within established limits References the San Mateo County Planning Department for approval of locations where liquefied petroleum gas may be located.
No Specific Section	Chapter 80 Referenced Standards The following local Standards were added to Chapter 80
No Specific Section	Fire Alarm and Detection Systems Provides guidance for standard installation of commercial fire alarm systems
No Specific Section	Designation and Marking of Fire Lanes Provides guidance for installing of No Parking signs for fire lanes
No Specific Section	Fire Sprinkler Systems Provides standard guidelines for the installation of commercial fire sprinkler systems
No Specific Section	Residential Fire Sprinkler Systems Provides standard guidelines for the installation of residential fire sprinkler systems
No Specific Section	Firefighter Air Systems Provides standard guidelines for the installation of air replenishment systems in buildings 4 stories or more
No Specific Section	Private Roads and Driveways Provides standard installation guidelines for private roads and driveways longer than 150 feet in length
No Specific Section	Traffic Calming Devices Provides installation guidelines and conformance with San Mateo County Public Works traffic hump design.
No Specific Section	Underground Water Piping (for fire protection) Provides installation standards for installation of underground piping for fire hydrants and fire sprinkler systems
No Specific Section	Water Supplies Provides basic requirements for type and placement of fire hydrants.

No Specific Section	Appendix D – Section D103.6 Signs References the Standard “Fire Lane Requirements”
No Specific Section	Appendix D – Section 103.7 Traffic Signal Control Devices Requires traffic signal control devices at new intersections.

ATTACHMENT H



COUNTY OF SAN MATEO

CAL FIRE

320 Paul Scannell Drive, San Mateo, California 94402 (650) 573-3846 * Fax (650) 573-3850

FIRE CHIEF

SCOTT JALBERT

FIRE MARSHAL

CLAYTON JOLLEY

DEPUTY FIRE MARSHALS

MARC COLBERT

RANDY AMORES

Exhibit A – Comparison of Adoptions

S. M. Co. Fire Protection Ordinance Ordinance 04	Colma Fire Protection District Ordinance # 13 Adopted November 2013
This ordinance has a Section detailing “Findings of Fact” which are locally driven.	
§ 3.84.010 – Title and Scope Identification as San Mateo County Fire Code	Section 1 Fire Prevention Code shall be known as The Colma Fire Prevention Code
	Section 2 contains Findings of Fact based on Topographic, Geographic or Climatic
§ 3.84.020 – Documents Adopted by Reference	Section 3 – Adoption of California Fire Codes and Amendments
County Fire adopted 2013 California Fire Code with Chapter 4 and Appendix B, C, D, H, K and I.	Adopted 2013 California Fire Code, including Chapters of the 2012 International Fire Code as modified herein, incorporating Chapter 1 Division II Administration, Chapter 4 as well as the following Appendix Chapters A, B, C, CC, D, F, I and J
§ 3.84.030 – San Mateo County Fire Department Establishment of San Mateo County Fire Department administered by the County Fire Chief.	No comparable Section
§ 3.84.040 – County Fire Chief Defines the “County Fire Warden” and the “County Fire Chief” as the “Fire chief” of the San Mateo-Santa Cruz Unit of CalFire so long as an agreement is in effect for CalFire to provide fire protection services to the County.	CFC Section 103.2 replaced with the following 103.2 Fire Code Official. The Fire Chief of the District shall also be known as the Fire Code Official, or the Fire Marshal, and may delegate certain responsibilities to sworn personnel
§ 3.84.050 – County Fire Chief Duties Outlines the duties of the County Fire Chief in relation to rules and regulations adopted by the State Fire Marshal and the provisions of section 24008 of the Government Code.	No Specific Section.
§ 3.84.060 – Bureau of Fire Prevention and Enforcement Duties Authorizes the County Fire Chief to establish the Fire Marshals Office for enforcement of the Fire Code.	No Specific Section
§ 3.84.070 – County Fire Marshal	No Specific Section

Identifies the Chief officer assigned to the San Mateo County Fire Marshals Office as the "County Fire Marshal" and the "Fire Code Official"	
§ 3.84.080 – No Liability for Damages	No Specific Section
Liability language adopted by the County relating to inspections and fire control actions.	
§ 3.84.090 –Chimney Screens	No Specific Section
Section detailing spark arrestor mesh size of ½ inch.	
§ 3.84.100 – Fuel Breaks	No Specific Section
The County Fire Chief can require 30 to 100 feet of clearance/management, consideration of existing landscaping and sensitive habitat. Some differences in wording, end result liable to be the same. County has adopted LRA Fire Hazard Severity Zones as well.	
§ 3.84.110 – Land Divisions	No Specific Section
Specifies actions to be taken and requirements for Fire Apparatus Access roads and Fire Protection Water Supply when Land Divisions are approved.	
§ 3.84.120 – Construction, Relocation and Alteration	No Specific Section
Specifies requirements for Fire Apparatus Access roads and Fire Protection Water Supply when construction, relocation or alteration exceeds 50% of valuation.	
§ 3.84.130 – Modifications to Fire Code	Section 3 addresses Amendments to the Fire Code
Identifies specific sections required to be modified by local conditions.	.
§ 3.84.140 – Special Events	No Specific Section
§ 3.84.150 – Authority to Inspect	No Specific Section
§ 3.84.160 – Board of Appeals	No Specific Section
County Fire Code Board of Appeals established as the body to hear and decide appeals of orders, decisions or determinations made by the County Fire Marshal.	
§ 3.84.170 – Violations	Section 109.3 – Violation Penalties
Persons who violate the code shall be guilty of a Misdemeanor as set forth in Penal Code and a fine of not less than \$250 or more than \$2,500 dollars. Each day the violation continues shall be deemed a separate offense.	"PERSONS WHO 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 FALSIFICATION OF A PERMIT OR CERTIFICATE USED UNDER PROVISIONS OF THIS CODE, SHALL BE GUILTY OF A MISDEMEANOR, PUNISHABLE BY A FINE OF NOT MORE THAN \$500.00 OR BY IMPRISONMENT NOT EXCEEDING 6 MONTHS, OR BOTH SUCH FINE AND IMPRISON-MENT. EACH DAY THAT A VIOLATION CONTINUES AFTER DUE NOTICE HAS BEEN SERVED SHALL BE DEEMED A SEPARATE OFFENSE."

County Fire Code allows the use of Ordinance 04648 – Administrative Remedies	
§ 3.84.180 – Failure to Comply	No Specific Section
§ 3.84.190 – Ignition Sources, Open Burning, Open Flames, Vacant Premises	No Specific Section
San Mateo County has adopted Section 305-Ignition Sources, 307-Open Burning, 308-Open Flames and 311-Vacant Premises	
§ 3.84.200 – Turning Radius	No Specific Section -
§ 3.84.210 – Bridges and Elevated Surfaces	No Specific Section
§ 3.84.220 – Fire Access lane Markings	No Specific Section - Enforce CVC 22500.1
§ 3.84.230 – Traffic Calming Devices	No Specific Section
§ 3.84.240 – Prohibited Parking	No Specific Section - Enforce CVC 22500.1
§ 3.84.250 – Roadway Spikes	No Specific Section
§ 3.84.260 – Premises Identification	Premises Identification CFC Section 505 amended
	SECTION 505 PREMISES IDENTIFICATION. LAST SENTENCE SHALL READ: “NUMBERS TYPICALLY SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT WITH A MINIMUM STROKE OF 0.5 INCHES FOR INDIVIDUAL RESIDENTIAL STRUCTURES, AND A MINIMUM OF 6 INCHES FOR COMMERCIAL STRUCTURES WITH A MINIMUM STROKE OF 0.75 INCHES, OR OTHER APPROVED SIZES BASED ON DISTANCES FROM ROADWAYS. IN MULTI-TENANT BUILDINGS, WITH REAR DOORS, ADDRESSES SHALL ALSO BE POSTED UPON THOSE TENANT SPACE DOORS AT THE REAR OF THE BUILDING. THE NUMERALS ON REAR DOORS MAY BE 4 INCHES IN HEIGHT AND 0.5 INCHES IN STROKE”
§ 3.84.270 – Multiple Tenant Structures All automatic fire sprinkler systems installed as required by the San Mateo County Building Code Ordinance must be approved by the County Fire Marshal.	See Section 505 Amendment Above
§ 3.84.280 – Commercial/Industrial Size and Stroke of Numbers	See Section 505 Amendment Above
§ 3.84.290 – Rear Addressing	See Section 505 Amendment Above
§ 3.84.300 – Suite/Unit Identification	No Specific Section
§ 3.84.310 – Directories	No Specific Section
§ 3.84.320 – Construction Site	No Specific Section
§ 3.84.330 – Key Box	No Specific Section
§ 3.84.340 – Key Switch and Padlocks	No Specific Section
§ 3.84.350 – Suburban and Rural Water Supplies	No Specific Section
§ 3.84.360 – Alarm Panel Clearance	No Specific Section
§ 3.84.370 – Automatic Sprinklers Required	Section 903.2 Automatic Fire Sprinklers – delete and replace with the following

<p>All automatic fire sprinkler systems installed as required by the San Mateo County Building Code Ordinance must be approved by the County Fire Marshal.</p>	<p>903.2 WHERE REQUIRED. NOT WITHSTANDING THE PROVISIONS OF THIS CODE OR THE PROVISIONS OF ANY OTHER CODES APPLICABLE WITHIN THE COLMA FIRE PROTECTION DISTRICT, AN APPROVED AUTOMATIC FIRE EXTINGUISHING SYSTEM SHALL BE INSTALLED IN THE FOLLOWING:</p> <ul style="list-style-type: none"> A. ALL NEW NON-RESIDENTIAL BUILDINGS HAVING A TOTAL FLOOR AREA OF ONE THOUSAND FIVE HUNDRED SQUARE FEET OR MORE, OR; B. ALL NEW RESIDENTIAL BUILDINGS, OR; C. ALL NEW BUILDINGS OR STRUCTURES THIRTY FEET (30') OR MORE IN HEIGHT AS DEFINED IN THE CALIFORNIA BUILDING CODE, OR; D. BUILDINGS OR STRUCTURES WHICH ARE THREE (3) STORIES OR MORE, IRRESPECTIVE OF HEIGHT, OR; E. ALL GROUP H OCCUPANCIES, OR; F. ALL NEW HABITABLE BASEMENTS, REGARDLESS OF FLOOR AREA, OR; G. EXISTING RESIDENTIAL STRUCTURES WHICH UNDERGO ANY ALTERATION OR ADDITION, OR COMBINATION THEREOF, WITHIN A FIVE (5) YEAR PERIOD, WHEREIN THE AREA OF ALTERATION AND/OR ADDITION, OR COMBINATION THEREOF, EXCEEDS SEVENTY-FIVE PERCENT (75%) OF THE EXISTING FLOOR AREA, OR; H. EXISTING NON-RESIDENTIAL STRUCTURES WHICH UNDERGO ANY ADDITION OR ALTERATION, OR COMBINATION THEREOF, WITHIN A FIVE (5) YEAR PERIOD, WHEREIN THE AREA OF ALTERATION AND/OR ADDITION, OR COMBINATION THEREOF, EXCEEDS SEVENTY-FIVE PERCENT (75%) OF THE EXISTING FLOOR AREA, OR; I. NON-RESIDENTIAL BUILDINGS WHICH UNDERGO A CHANGE OF USE WHICH RESULTS IN A MORE HAZARDOUS OCCUPANCY CLASSIFICATION AS DETERMINED BY THE FIRE CODE OFFICIAL. <p><u>SPRINKLER EXCEPTIONS:</u></p> <ul style="list-style-type: none"> 1. MAUSOLEUM AND COLUMBARIUM STRUCTURES AS DEFINED IN THE CEMETERY ACT, STATE OF CALIFORNIA. 2. WHERE THIS CODE OR THE CALIFORNIA BUILDING CODE, CALIFORNIA CODE OF REGULATIONS TITLE 24, PART 2 IS MORE RESTRICTIVE.
	<p>Section 903.2. Add the Following</p>
	<p>903.2. AREA SEPARATION WALLS. THE USE OF AREA SEPARATION WALLS MAY BE USED FOR AREA INCREASES IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE, BUT SHALL NOT BE USED TO NEGATE THE REQUIREMENTS FOR AN AUTOMATIC FIRE EXTINGUISHING SYSTEM AS REQUIRED BY THIS SECTION.</p>
<p>§ 3.84.380 – Partial Automatic Sprinkler Systems</p>	<p>No Specific Section – As Allowed By Code</p>

903.3.1.3.1 INSTALLATION REQUIREMENTS. IN ADDITION TO THE REQUIREMENTS OF NFPA 13D THE FOLLOWING POLICY SHALL BE FOLLOWED;

PLAN REVIEW -

1. APPLICANT SHALL PROVIDE A COPY OF A RECENT (WITHIN PAST 6 MONTHS) WATER FLOW TEST REPORT. THE TEST REPORT SHALL BE SUPPLIED BY THE WATER PURVEYOR AND PRINTED ON THE WATER PURVEYOR'S LETTERHEAD.
2. A TWO-HEAD CALCULATION IS REQUIRED FOR OCCUPANCIES UP TO 3600 SQ FT. WHEN A SINGLE FAMILY RESIDENCE CANNOT MEET CALIFORNIA MINIMUM WATER FLOW OR ACCESS REQUIREMENTS, ADDITIONAL WATER FLOW AND/OR SPRINKLER HEAD CALCULATIONS MAY BE REQUIRED.

INSTALLATION -

1. APPROVED BACK FLOW ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH WATER DEPARTMENT REQUIREMENTS.
2. WATER METER SIZE SHALL BE NOT LESS THAN 1 INCH, WITH EQUAL SIZE SERVICE UNLESS THE AUTHORITY HAVING JURISDICTION MAKES EXCEPTIONS.
3. WHEN A HANGER IS BEING SUPPORTED BY A COMPOSITE WOOD TRUSS, PIPE HANGERS SHALL HAVE BACKING NUTS ON ALL THREADED RODS.
4. APPROVED ANNUNCIATION DEVICES SHALL BE PROVIDED AT LOCATIONS DESIGNATED BY THE AUTHORITY HAVING JURISDICTION, BOTH EXTERIOR AND INTERIOR. EXTERNAL DEVICES SHALL BE AN APPROVED AUDIBLE AND VISUAL SPRINKLER FLOW ALARM. ALL NOTIFICATION APPLIANCES SHALL RECEIVE PRIMARY POWER FROM THE KITCHEN REFRIGERATOR CIRCUIT.
5. THE INSPECTOR'S TEST VALVE SHALL BE PROVIDED AT THE FAR REMOTE-SIDE OF THE SYSTEM AWAY FROM THE RISER AND BE CLEARLY IDENTIFIED.
6. THE LOCATION OF THE RISER SHALL BE IN ACCORDANCE WITH THE AUTHORITY HAVING JURISDICTION AND SHALL CONFORM WITH ANY LOCAL PLANNING DEPARTMENT REQUIREMENTS.
7. ATTIC (PILOT) HEADS, FOR FIRE DETECTION, SHALL BE INSTALLED IN ATTICS WITH GREATER THAN 30 INCHES OF VERTICAL SPACE AND HAVE ACCESS FOR STORAGE, OR IF MECHANICAL EQUIPMENT IS IN THE ATTIC. SPRINKLER HEADS SHALL BE LOCATED AT THE ATTIC ACCESS POINT AND SPACED EVERY 30 FEET ON CENTER AT THE RIDGELINE.
8. SPRINKLER SYSTEM MAIN DRAINS AND INSPECTOR'S TEST DRAINS, SHALL BE CLEARLY IDENTIFIED, AND SHALL EITHER DISCHARGE INTO A SANITARY SEWER OR A LANDSCAPE AREA LARGE ENOUGH TO CONTAIN THE SYSTEM CONTENTS, IN ACCORDANCE WITH PROVISIONS OF MUNICIPAL REGIONAL STORMWATER PERMIT.

	<p>INSPECTION REQUIREMENTS -</p> <p>INSPECTIONS BY THE AUTHORITY HAVING JURISDICTION SHALL CONSIST OF NOT LESS THAN:</p> <ol style="list-style-type: none"> 1. A ROUGH-INSTALLATION INSPECTION AND HYDRO TEST, PRIOR TO CONCEALING ANY COMPONENT 2. THE HYDRO TEST SHALL BE PERFORMED AT 200 PSI FOR A PERIOD OF NOT LESS THAN 2 HOURS. 3. UNDERGROUND PIPING SYSTEM SHALL BE FLUSHED PRIOR TO CONNECTING TO THE SPRINKLER RISER. 4. WHERE CONCEALED SPRINKLER HEADS ARE USED A PRE-FINAL INSPECTION SHALL BE PERFORMED PRIOR TO THE INSTALLATION OF THE CONCEALING PLATES TO VERIFY NO PRESENCE OF CONTAMINANTS. 5. A FINAL INSPECTION.
	Section 903.4.2 Alarms – replace with the following
	<p>903.4.2 ALARMS. AN APPROVED AUDIBLE AND VISUAL SPRINKLER FLOW ALARM SHALL BE PROVIDED ON THE EXTERIOR OF THE BUILDING IN AN APPROVED LOCATION. AN AUDIBLE AND VISUAL SPRINKLER FLOW ALARM SHALL BE PROVIDED IN THE INTERIOR OF THE BUILDING IN A NORMALLY OCCUPIED LOCATION. MULTI-TENANT BUILDINGS SHALL BE PROVIDED WITH AN AUDIBLE AND VISUAL SPRINKLER FLOW ALARM, MANUAL PULL STATION WITHIN EACH TENANT SPACE. MULTI-STORY BUILDINGS, REGARDLESS OF TENANCY, SHALL BE PROVIDED WITH AN AUDIBLE AND VISUAL SPRINKLER FLOW ALARM AND MANUAL PULL STATION AT EACH FLOOR LEVEL, IN AN APPROVED LOCATION. ALL BATHROOMS SHALL BE PROVIDED WITH VISUAL NOTIFICATION APPLIANCES</p>
	Section 903.4.3 Floor Control Valves – delete and replace with the following:
	<p>903.4.3 FLOOR CONTROL VALVES. APPROVED SUPERVISED INDICATING CONTROL VALVES AND WATER-FLOW SWITCHES SHALL BE PROVIDED AT THE POINT OF CONNECTION TO THE RISER ON EACH FLOOR IN MULTI-LEVEL BUILDINGS.</p> <p>EXCEPTION: WITHIN INDIVIDUAL DWELLING UNITS.</p>
§ 3.84.390 – Fire Department Response To False Alarms	No Specific Section
§ 3.84.400 – Making False Report	No Specific Section
§ 3.84.410 – Painting of Fire Protection Equipment and Hydrants	Add Section 507.5.7 Fire Hydrant Standards

	SECTION 507.5.7 FIRE HYDRANT STANDARDS. ALL FIRE HYDRANTS TO BE INSTALLED, OR REPLACED, SHALL BE NEW, UL LISTED, OR EQUIVALENT, WET-BARREL TYPE HAVING A MINIMUM OF TWO 2-1/2 INCH AND ONE 4-1/2 INCH OUTLETS EQUIPPED WITH NATIONAL STANDARD THREADS.
§ 3.84.420 – Identification	Section 907.8.5.2 – Identification of Hydrants
	SECTION 507.5.8 IDENTIFICATION OF HYDRANTS. WITH RESPECT TO FIRE HYDRANTS LOCATED ON PUBLIC STREETS IN COMMERCIAL AREAS ON PUBLIC STREETS AND ON PRIVATE ACCESS ROADWAYS WHERE CURBS EXIST, THE CURBS SHALL BE PAINTED RED OR OTHERWISE APPROPRIATELY MARKED FOR A DISTANCE OF FIFTEEN FEET (15') IN EITHER DIRECTION FROM ANY HYDRANT AND NOT LESS THAN THREE FEET (3') ON ANY ONE SIDE. ON PUBLIC STREETS IN RESIDENTIAL AREAS THE FIFTEEN FEET MAY BE REDUCED TO FIVE FEET – WHEN APPROVED BY THE FIRE CODE OFFICIAL
§ 3.84.430 – Seismic Restraint	No Specific Section
§ 3.84.440 – Fireworks	No Specific Section
§ 3.84.450 – Permits	No Specific Section
§ 3.84.460 – Construction Documents	No Specific Section
§ 3.84.470 – Other Permits Required	No Specific Section
	Emergency Egress Illumination Section 1006.3 add item #6
	6. ALL BATHROOMS, AND PATHS OF EGRESS FROM THOSE BATHROOMS TO AN EXIT DISCHARGE.

ATTACHMENT I



Exhibit A – Comparison of Adoptions

S. M. Co. Fire Protection Ordinance Ordinance 04	Woodside Fire Protection District Ordinance Ordinance 10 Adopted January 27, 2014
This ordinance has a Section detailing “Findings of Fact” which are locally driven.	This ordinance has a Section detailing “Findings of Fact” which are locally driven.
§ 3.84.010 – Title and Scope Identification as San Mateo County Fire Code	Section 1 - Title Title refers to Woodside Fire Protection District, (WFPD)
§ 3.84.020 – Documents Adopted by Reference County Fire adopted 2013 California Fire Code with Chapter 4 and Appendix B, C, D, H, K and I.	Section 2 – Adoption of 2012 Intl Fire Code / 2013 Calif Fire Code WFPD adopted all appendices except for A and J
§ 3.84.030 – San Mateo County Fire Department Establishment of San Mateo County Fire Department administered by the County Fire Chief.	Section 3 – Definitions Defines WFPD as Authority having jurisdiction, Fire Code Official defined as Fire Marshal
§ 3.84.040 – County Fire Chief Defines the “County Fire Warden” and the “County Fire Chief” as the “Fire chief” of the San Mateo-Santa Cruz Unit of CalFire so long as an agreement is in effect for CalFire to provide fire protection services to the County.	Section 4 - Bureau of Fire Prevention Establishes Bureau of Fire Prevention with an appointed Chief of the Bureau whose title shall be Fire Marshal. Fire Marshal shall operate under the supervision of the Fire Chief.
§ 3.84.050 – County Fire Chief Duties Outlines the duties of the County Fire Chief in relation to rules and regulations adopted by the State Fire Marshal and the provisions of section 24008 of the Government Code.	No Specific Section.
§ 3.84.060 – Bureau of Fire Prevention and Enforcement Duties Authorizes the County Fire Chief to establish the Fire Marshals Office for enforcement of the Fire Code.	Section 4 – Establishment of the Bureau of Fire Prevention See Section 4 - Bureau of Fire Prevention shall operate under the Chief of the Bureau who is supervised by the Fire Chief.

§ 3.84.070 – County Fire Marshal	No Specific Section
Identifies the Chief officer assigned to the San Mateo County Fire Marshals Office as the “County Fire Marshal” and the “Fire Code Official”	
§ 3.84.080 – No Liability for Damages	No Specific Section
Liability language adopted by the County relating to inspections and fire control actions.	
§ 3.84.090 –Chimney Screens	No Specific Section
Section detailing spark arrestor mesh size of ½ inch.	
§ 3.84.100 – Fuel Breaks	Section 304.1.2.A Perimeter Property Line Clearance
The County Fire Chief can require 30 to 100 feet of clearance/management, consideration of existing landscaping and sensitive habitat. Some differences in wording, end result liable to be the same. County has adopted LRA Fire Hazard Severity Zones as well.	Requires property owners to maintain 30’ inside the perimeter of their property line and 100’ from any neighboring structure.
§ 3.84.110 – Land Divisions	No Specific Section
Specifies actions to be taken and requirements for Fire Apparatus Access roads and Fire Protection Water Supply when Land Divisions are approved.	
§ 3.84.120 – Construction, Relocation & Alteration	Section 102.1 A Applicability
Specifies requirements for Fire Apparatus Access roads and Fire Protection Water Supply when construction, relocation or alteration exceeds 50% of valuation.	Specifies when alterations or repairs exceed 50 % of an existing building or structure, as determined by jurisdiction building official, such building shall be made in its entirety to conform to the WFPD Fire Code
§ 3.84.130 – Modifications to Fire Code	Section B105.1 – Amendments and Deletions
Identifies specific sections required to be modified by local conditions.	Identifies specific sections allowed to be modified by local conditions.
§ 3.84.140 – Special Events	No Specific Section
§ 3.84.150 – Authority to Inspect	Section 106.2.A – Inspection Authority
	Same
§ 3.84.160 – Board of Appeals	Section 108.1 - Establishes Board of Appeals
County Fire Code Board of Appeals established as the body to hear and decide appeals of orders, decisions or determinations made by the County Fire Marshal.	WFPD established that the WFPD Board of Directors shall serve as the Fire Code appeals board.

§ 3.84.170 – Violations	Section 16 – Violations
Persons who violate the code shall be guilty of a Misdemeanor as set forth in Penal Code and a fine of not less than \$250 or more than \$2,500 dollars. Each day the violation continues shall be deemed a separate offense.	Persons who violate the code shall be guilty of a Misdemeanor as set forth in Penal Code and a fine of not less than \$500 or by imprisonment for not more than 6 months. Each day the violation continues shall be deemed a separate offense.
County Fire Code allows the use of Ordinance 04648 – Administrative Remedies	No Specific Section
§ 3.84.180 – Failure to Comply	Section 111.4 – Failure to comply
	Identical
§ 3.84.190 – Ignition Sources, Open Burning, Open Flames, Vacant Premises	Section 307 - General
San Mateo County has adopted Section 305-Ignition Sources, 307-Open Burning, 308-Open Flames and 311-Vacant Premises	Open burning is prohibited not including exterior fireplaces with permanent spark arrestors, or gas firepits or barbecues used in a safe manner. Burning of trash or vegetation, except for fuel reduction purposes by special permit only
§ 3.84.200 – Turning Radius	Section 104.1– General Code Provisions
	WFPD will maintain a set of design and installation standards which may or may not differ slightly than Section 5 of the California Fire Code.
§ 3.84.210 – Bridges and Elevated Surfaces	Section 104.1 – General Code Provisions
	WFPD will maintain a set of design and installation standards which may or may not differ slightly than Section 5 of the California Fire Code.
§ 3.84.220 – Fire Access lane Markings	No Specific Section
§ 3.84.230 – Traffic Calming Devices	No Specific Section
§ 3.84.240 – Prohibited Parking	No Specific Section
§ 3.84.250 – Roadway Spikes	No Specific Section
§ 3.84.260 – Premises Identification	Section 104.1 - General Code Provisions
	WFPD will maintain a set of design and installation standards which may or may not differ slightly than Section 5 of the California Fire Code.

§ 3.84.270 – Multiple Tenant Structures	No Specific Section
§ 3.84.280 – Commercial/Industrial Size and Stroke of Numbers	Section 104.1 - General Code Provisions
	WFPD will maintain a set of design and installation standards which may or may not differ slightly than Section 5 of the California Fire Code.
§ 3.84.290 – Rear Addressing Requires payment of costs incurred for responding to false report of fire per the policy.	No Specific Section
§ 3.84.300 – Suite/Unit Identification	No Specific Section
§ 3.84.310 – Directories	No Specific Section
§ 3.84.320 – Construction Site	Section 505.2.1 – Construction Site
	Identical
§ 3.84.330 – Key Box	Section 104.1 - General Code Provisions
	WFPD will maintain a set of design and installation standards which may or may not differ slightly than Section 5 of the California Fire Code.
§ 3.84.340 – Key Switch and Padlocks	Section 104.1 - General Code Provisions
	WFPD will maintain a set of design and installation standards which may or may not differ slightly than Section 5 of the California Fire Code.
§ 3.84.350 – Suburban and Rural Water Supplies	Section B105.1 One and two family dwellings the minimum fire flow shall be 1000 gpm. A water supply shall mean a fire hydrant within 500 feet from the building.
§ 3.84.360 – Alarm Panel Clearance	No Specific Section
§ 3.84.370 – Automatic Sprinklers Required All automatic fire sprinkler systems installed as required by the San Mateo County Building Code Ordinance must be approved by the County Fire Marshal.	No Specific Section Automatic Fire Sprinklers required under the adopted model California Fire code.
§ 3.84.380 – Partial Automatic Sprinkler Systems	No Specific Section

§ 3.84.390 – Fire Department Response To False Alarms	No Specific Section
§ 3.84.400 – Making False Report	No Specific Section
§ 3.84.410 – Painting of Fire Protection Equipment and Hydrants	No Specific Section
§ 3.84.420 – Identification	No Specific Section
§ 3.84.430 – Seismic Restraint	No Specific Section
§ 3.84.440 – Fireworks	No Specific Section
§ 3.84.450 – Permits	No Specific Section
§ 3.84.460 – Construction Documents	No Specific Section
§ 3.84.470 – Other Permits Required	No Specific Section
	Section 7 - Chapter 57 Establishment of Limits of Flammable or Combustible Liquids Stored in Above Ground Tanks are Prohibited
	Limits referred to in Section 6104.2 of the California Fire Code in which storage flammable and or combustible liquids in outside above ground tanks is prohibited in areas which are heavily populated or congested commercial areas.
	Section 8 - Chapter 61 Establishment of Limits of Stored LPG
	LPG gas shall not be permitted within WFPD where natural gas mains exist. Exception for emergency standby generator, portable barbeques, or medical research or testing.
	Section 10 - Chapter 56 Explosives & Fireworks
	Safe and Sane Fireworks Prohibited
	Section 15 - Fees
	The Board of Directors may by resolution, establish a schedule of fees to be charged and collected for checking plans and specifications, inspection services performed and for the issuance of permits.