

ORDINANCE NO. ORD-2025-017

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA REPEALING CHAPTER 18-44 OF THE EXISTING SANTA ROSA CITY CODE AND ADDING A NEW CHAPTER 18-44 ADOPTING BY REFERENCE, WITH LOCAL AMENDMENTS, THE 2025 EDITION OF THE CALIFORNIA FIRE CODE

THE PEOPLE OF THE CITY OF SANTA ROSA DO ENACT AS FOLLOWS:

Section 1. Chapter 18-44 of the Santa Rosa City Code is repealed, and a new Chapter 18-44 entitled “2025 California Fire Code” is added to read as follows:

“Chapter 18-44 2025 CALIFORNIA FIRE CODE

That a certain document, three (3) copies of which are on file in the *office of the City Clerk of City of Santa Rosa*, being marked and designated as the *California Code of Regulations, Title 24, Part 9, California Fire Code, 2025 edition, including Appendix Chapters 4, B, BB, C, CC, D, E, F, G, H, I, N, P and Q*, as published by the International Code Council, be and is hereby adopted as the Fire Code of the *City of Santa Rosa*, in the State of *California* regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substance, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code on file in the office of the *City of Santa Rosa* are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance, *pursuant to Section 13869 of the California Health and Safety Code. This document shall be known as the California Fire Code Ordinance No. ORD-2025-017 of the City of Santa Rosa.*

For purposes of citation, the sections of the 2025 California Fire Code, including the appendices identified, are renumbered by adding 18-44 before each section of the California Fire Code (e.g., Sections 101.1 and 5001.1 of the California Fire Code shall be cited respectively as Sections 18-44.101.1 and 18-44.5001.1 of this code).

18-44.101.1 Title.

California Fire Code, Section 101.1 is amended to read as follows:

101.1 Title. These regulations shall be known as the Fire Code of the City of Santa Rosa, hereinafter referred to as “this code.”

18-44.101.6 Standards.

California Fire Code, Section 101.6 is added to read as follows:

101.6 Standards. Santa Rosa Fire Department Standards shall serve as a supplemental instruction and interpretation for this code and is hereby adopted by reference. The fire code official is responsible to amend these Standards as necessary to maintain current instruction

and interpretations. The information contained in these Standards shall not be construed to make new code requirements not authorized by this ordinance.

18-44.103.1 Creation of agency

California Fire Code, Section 103.1 is amended to read as follows:

103.1 Creation of agency. The Santa Rosa Fire Department Fire Prevention Division is hereby created and the official in charge thereof shall be known as the fire code official. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

18-44.105.5.59 Additional permits.

California Fire Code, Section 105.5.59 is amended to include the following additional permits:

105.5.59 Additional permits. In addition to the permits required by section 105.6, the following operational permits shall be obtained from the Bureau of Fire Prevention prior to engaging in the following activities, operations, practices or functions:

4. **Care facilities.** An operational permit is required to operate a care facility as listed:
 - 4.1. **Child care center** as defined in California Building Code Section 202.
 - 4.2. **Residential care facility for the elderly** having seven (7) or more residents as defined in California Building Code Section 202.

Residential or commercial institutional care facility, occupancies complying with Health and Safety Code Section 13235 are exempt.

5. **Emergency responder communication coverage system.** An operational permit is required to operate an emergency responder communication coverage system.
6. **Group R-1 & R-2 residential occupancies.** An operational permit is required to operate a Group R-1 or R-2 occupancy as described in California Building Code Section 310.
7. **High-rise occupancy.** An operational permit is required to operate a high-rise building as defined in California Building Code Section 202.
8. **Live entertainment.** An operational permit is required to operate a business where alcohol is served, while providing live entertainment to the public.
9. **Model rockets rental, sale or operation.** An operational permit is required to operate, manufacture, import, export, possess, store, rent or sell model rockets as defined by Health and Safety Code Section 12519.
10. **Special Event Permit.** An operational permit is required for any organized processing or assemblage of 50 or more people, which could significantly impact vehicular traffic or create a safety problem. Examples include, but are not limited to: music festivals, elevated stages, outdoor markets, circus, walkathons, runs, marathons, trail rides, bicycle races, celebrations, parades and similar activities.
11. **Plant extraction systems and operations.** An operational permit is required to use plant extraction systems and operate a cannabis/hemp facility or operation listed below:
Cannabis/hemp cultivation
 - 11.1. Cannabis/hemp distribution
 - 11.2. Cannabis/hemp manufacturing
 - 11.3. Cannabis/hemp testing/lab

18-44.105.6 Required construction permits.

California Fire Code, Section 105.6 is amended to read as follows:

105.6 Required construction permits. The fire code official is authorized to issue construction permits for work as set forth in Sections 105.6.1 through 105.6.26.

88-44.105.6.26 Local permits.

California Fire Code, Section 105.6.25 is added to read as follows:

105.6.26 Local permits. In addition to the permits required by section 105.6, the following construction permits shall be obtained from the Bureau of Fire Prevention for work as described in this section:

1. **Vegetation management plan.** A construction permit is required to implement a vegetation management plan.
2. **Fire protection plan.** A construction permit is required to implement a fire protection plan.

18-44.108.7 Cost recovery.

California Fire Code, Section 108.7 is added to read as follows:

108.7 Cost recovery. Fire suppression, investigation or emergency medical costs are recoverable in accordance with Health and Safety Code Sections 13009 and 13009.1, as may be amended from time to time. Additionally, any person(s) who negligently, intentionally or in violation of law causes an emergency response, including, but not limited to, a traffic accident, spill of toxic or flammable or combustible fluids or chemicals is liable for the costs of securing such emergency, including those costs pursuant to Government Code Section 53150, et seq, as may be amended from time to time. Any expense incurred by the Santa Rosa Fire Department for securing such emergency shall constitute a debt of such person(s) and shall be collectable by the Santa Rosa Fire Department in the same manner as in the case of an obligation under contract, expressed or implied.

18-44.112 Board of appeals established.

California Fire Code, Section 112 is amended to read as follows:

112 Board of appeals established. Whenever the fire code official or authorized designee shall disapprove an application or refuse to grant a permit applied for, the applicant or any aggrieved person may appeal the decision of the fire code official or authorized designee to the Fire Chief within fifteen (15) days of such decision. The decision of the Fire Chief may be appealed to the Board of Building Regulation Appeals and shall be appealed within fifteen (15) days of the decision. The decision of the Board of Building Regulation Appeals shall be a final decision exhausting the administrative remedies of the appellant notwithstanding Santa Rosa City Code Section 1-20.010. Appeals shall comply with procedures specified in Santa Rosa City Code Section 18-04.050 et. seq.

18-44.113.4 Violation penalties.

California Fire Code, Section 113.4 is amended to read as follows:

113.4 Violation penalties. In accordance with the provisions of Santa Rosa City Code, Section 1-28.010 and this code, any 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 certification used under provisions of this code, or any person operating or maintaining any occupancy, premises, or vehicle subject to this code, fire and life safety provisions of the California Building or Fire Codes, or allow any fire hazard to exist on premises under their control or who shall fail to take immediate action to abate a fire hazard when ordered or notified to do so by the fire code official or authorized designee shall be guilty of a misdemeanor, and shall severally for each and every violation and noncompliance respectively, be punishable by a fine of not more than \$1,000 or by imprisonment not exceeding six months, or both such fine and imprisonment. The imposition of one penalty of 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 within a reasonable time; and when not otherwise specified, each day that a violation continues after due notice has been served shall be deemed a separate offense.

113.4.1 Abatement of violation.

In addition to the imposition of penalties herein described, the fire code official is authorized to institute appropriate action to prevent unlawful construction or to restrain, correct or abate a violation; or to prevent illegal occupancy of a structure or premises; or to stop an illegal act, conduct of business or occupancy of a structure on or about any premises.

18-44.114.4 Failure to comply.

California Fire Code, Section 114.4 is amended to read as follows:

114.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to the penalty provisions of Section 1-28.010, of the Santa Rosa City Code or state law.

18-44.114.5 of the Santa Rosa City Code is added to read as follows:

California Fire Code, Section 114.5 is added to read as follows:

114.5 Authority to issue citations. The Fire Chief and members of the Fire Prevention Bureau who have the discretionary duty to enforce a statute or ordinance may, pursuant to Section 836.5 of the California Penal Code and subject to the provisions thereof, arrest a person without a warrant whenever the Fire Chief or member of the Fire Prevention Bureau has reasonable cause to believe that the person to be arrested has committed a violation in the presence of the Fire Chief or member of the Fire Prevention Bureau which he or she has discretionary duty to enforce, and to issue a notice to appear and to release such person on his or her written promise to appear in court, pursuant to the provisions of Section 853.5 et seq. of the California Penal Code.

18-44.202 General Definitions.

California Fire Code, Section 202, General Definitions is amended to modify the following general definitions:

NUISANCE ALARM. An unwarranted/preventable alarm caused by mechanical failure, malfunction, improper installation or lack of proper maintenance, system servicing testing,

construction activities, ordinary household activities, false alarm, other cause when no such danger exists, or an alarm activated by a cause that cannot be determined.

California Fire Code, Section 202, General Definitions is amended to add the following general definitions:

[BG] SUBSTANTIAL IMPROVEMENT. Any repair, reconstruction, rehabilitation, alteration, addition or other improvement of a building or structure that meet any of the following:

1. An existing building or structure not classified as Group R-3 occupancy, which undergoes any addition of floor area that is equal to or exceeds 10 percent of the existing gross floor area.
2. An existing Group R-3 building or structure, which undergoes any addition of floor area that is equal to or exceeds 50 percent of the existing gross floor area.
3. An existing building or structure, which undergoes any alteration of floor area that is equal to or exceeds 50 percent of the existing gross floor area.
4. A building or structure, which undergoes any combination of repair, reconstruction, rehabilitation, alteration, addition or other improvement that is equal to or exceeds 50 percent of the existing gross floor area.
5. If in the determination of the building official the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed.
6. The cost of which equals to or exceeds 50 percent of the market value of the structure before the improvement or repair is started.
 - 6.1. Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.
 - 6.2. Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

18-44.203 OCCUPANCY CLASSIFICATION AND USE is amended to modify the following general definitions:

[BG]203.5.1 Moderate-hazard factory industrial, Group F-1 *is amended to add to the list of Moderate-hazard factory industrial groups the following:*

Agricultural crop production including cultivation, drying, processing and/or storage

18-44.311.3.1 Removal of debris after fire.

California Fire Code Section 311.3.1 is added to read as follows:

311.3.1 Removal of debris after fire. All rubble, waste, rubbish, and other materials lying upon any premises within the jurisdictional area; having been accumulated thereon by reason of a fire and having been rendered useless thereby shall be removed from within ten (10) days after notice has been given to do so in writing by the Fire Chief to the owner, lessee, or other person in charge or control of the premises.

18-44.401.3.2.1 Nuisance alarm notification.

California Fire Code, Section 401.3.2.1 is added to read as follows:

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

18-44.401.3.2.2 Multiple nuisance alarm notifications.

California Fire Code, Section 401.3.2.2 is added to read as follows:

401.3.2.2 Multiple nuisance alarm activations. Any occupancy that has more than three nuisance alarms, causing emergency response within a 12-month period may be required to modify, repair, upgrade or replace their system and/or monitoring station as determined by the fire code official.

18-44.402.1 Definitions.

California Fire Code, Section 402.1 is amended to add the following:

The following items are defined in Section 18-44.202 General Definitions:

NUISANCE ALARM

18-44.403 Emergency Preparedness Requirements.

California Fire Code, Sections 403.3 is deleted.

California Fire Code, Sections 403.5 through 403.9.2.1 are deleted.

California Fire Code, Sections 403.9.2.1.2 through 403.10.5 are deleted.

18-44.503.2.6.1 Evaluation and maintenance.

California Fire Code, Section 503.2.6.1 is added to read as follows:

503.2.6.1 Evaluation and maintenance. All existing private bridges and elevated surfaces that are a part of the fire department access roadway shall be evaluated by a California licensed civil engineer experienced in structural engineering or a California licensed structural engineer, for safety and weight rating, in accordance with American Association of State Highway and Transportation Officials (AASHTO) Manual: "The Manual for Bridge Evaluation," Second Edition, or other approved standard. Vehicle load limits shall be posted at both entrances to bridges. All bridges and elevated structures providing fire department access shall be routinely maintained in accordance with Section 503.2.6 or when directed by the fire code official or authorized designee.

18-44.503.3 Marking.

California Fire Code, Section 503.3 is amended to read as follows:

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

18-44.503.6.1 Setbacks.

California Fire Code Section 503.6.2 is added to read:

503.6.1 Setbacks. All gates providing access from a public road to a private road or private driveway shall be located at least twenty feet (20') from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the roadway.

Exception – When upon determination by the Fire Code official the setback cannot be achieved based upon topography or other factors the distance may be reduced.

18-44.505.1 Address identification.

California Fire Code, Section 505.1 is amended to read as follows:

505.1 Address identification. New and existing buildings shall be provided with approved illuminated or other approved means of address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numerals or alphabetic letters. Numbers shall not be spelled out. Character size and stroke shall be in accordance with Section 505.1.1 through 505.1.2. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response in accordance with this code and Section 505.1.3. Where access is by means of a private road and the building cannot be viewed from the public way or when determined by the fire code official, a monument, pole, or other approved illuminated sign or other approved means shall be used to identify the structure. Address identification shall be maintained.

18-44.505.1.1 One- and two- family dwellings.

California Fire Code, Section 505.1.1 is added to read as follows:

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

18-44.505.1.2 Other than one and two-family dwellings.

California Fire Code, Section 505.1.2 is added to read as follows:

505.1.2 Other than one and two-family dwellings. Each address identification character shall be not less than twelve (12) inches high with a minimum stroke width of one (1) inch. Suite and unit directional numbers shall be not less than six (6) inches-high with a minimum stroke width of three-quarter (0.75) inch. Numbers shall be not less than four (4) inches high with a minimum stroke width of one-half (0.5) inch.

18-44.505.1.3 Complex directory.

California Fire Code, Section 505.1.3 is added to read as follows:

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

18-44.507.5.1.2 Hydrant for fire department connections.

California Fire Code, Section 507.5.1.2 is added to read as follows:

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

18-44.507.5.7 Fire hydrant size and outlets.

California Fire Code, Section 507.5.7 is added to read as follows:

507.5.7 Fire hydrant size and outlets. Shall be in accordance with City of Santa Rosa standards, or as approved by the fire code official.

18-44.507.5.8 Fire hydrant street marker.

California Fire Code, Section 507.5.8 is added to read as follows:

507.5.8 Fire hydrant street marker. Fire hydrant locations shall be visually indicated in accordance with the City of Santa Rosa standards or as approved by the fire code official, as may be amended from time to time. Any hydrant marker damaged or removed during the course of street construction or repair shall be immediately replaced by the contractor, developer or person responsible for removal or damage.

18-44.510.1 Emergency responder communication enhancement systems in new buildings.

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

18-44.901.6.3.2 Records Reporting.

California Fire Code, Section 901.6.3.2 is added to read as follows:

18-44.901.6.3.2 Records Reporting. Fire detection, alarm, and extinguishing systems shall be maintained in an operative condition at all times and shall be replaced or repaired when defective. Non-required fire protection systems and equipment shall be inspected, tested, and maintained or removed. All inspection, testing and maintenance reports shall be forwarded to the Fire Department in the manner approved by the Fire Authority and referenced by published Standards.

18-44.902.1 Definitions.

California Fire Code, Section 902.1 is amended to add the following:

The following term is defined in Section 18-44.202 General Definitions:
SUBSTANTIAL IMPROVEMENT

18-44.903.2 Where required.

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

903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.21. Approved automatic sprinkler systems in existing buildings and structures shall be provided in locations described in Section 903.6.

Exceptions:

1. Agricultural buildings as approved by the fire code official.

2. Detached accessory structures to Group R-3 not classified as a dwelling unit and not exceeding 1,000 square feet in gross floor area located at least 50 feet from applicable building.
3. Detached non-combustible motor vehicle fuel dispensing canopies.
4. Detached Group U Occupancies not greater than 1,000 square feet.
5. Special occupancy aircraft hangar shade structures as approved by the fire code official, unless required in NFPA 409.

18-44.903.2.1 Group A.

California Fire Code, Section 903.2.1 is amended to read as follows:

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

California Fire Code, Section 903.2.1.1 through 903.2.1.5 are deleted.

California Fire Code, Subsection 903.2.1.5.1 Spaces under grandstands or bleachers is retained.

18-44.903.2.1.6 Assembly compliances on roofs.

California Fire Code, Section 903.2.1.6 is amended to read as follows, with deletion of the exception:

903.2.1.6 Assembly occupancies on roofs. Where an occupied roof has an assembly occupancy an automatic sprinkler system shall be provided throughout the building in accordance with Section 903.3.1.1 or 903.3.1.2.

18-44.903.2.1.7 Multiple fire areas.

California Fire Code, Section 903.2.1.7 Multiple fire areas is deleted.

18-44.903.2.2 Group B.

California Fire Code, Section 903.2.2 is amended to read as follows:

903.2.2 Group B. An automatic sprinkler system shall be provided throughout buildings containing a Group B occupancy where the gross floor area exceeds 500 square feet or as required in Sections 903.2.2.1 and 90.2.2.2.

18-44.903.2.2.1 Ambulatory care facilities.

California Fire Code, Section 903.2.2 is amended to read as follows:

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

18-44.903.2.3 Group E.

California Fire Code, Section 903.2.3 is amended to read as follows:

903.2.3 Group E. An automatic sprinkler system shall be provided throughout buildings containing Group E occupancies. For public school state-funded construction projects or for public school campuses, Kindergarten through 12th grade, see Section 903.2.19 through 903.2.20.

18-44.903.2.4 Group F-1.

California Fire Code, Section 903.2.4 is amended to read as follows:

903.2.4 Group F. An automatic sprinkler system shall be provided throughout buildings containing a Group F occupancy.

California Fire Code, Section 903.2.4.1 Woodworking operations is deleted.

California Fire Code, Section 903.2.4.2 Group F-1 distilled spirits is deleted.

California Fire Code, Section 903.2.4.3 Group F-1 upholstered furniture or mattresses is deleted.

18-44.903.2.5.1 General.

California Fire Code, Section 903.2.5.1 is amended to read as follows:

903.2.5.1 General. An automatic sprinkler system shall be installed throughout buildings containing Group H occupancies.

18-44.903.2.6.1 Group I-2.

California Fire Code, Section 903.2.6.1 is deleted.

18-44.903.2.6.2 Group I-3.

California Fire Code, Section 903.2.6.2 is amended to read as follows:

903.2.6.2 Group I-3. Every building where inmates or persons are in custody or restrained shall be protected by an automatic sprinkler system conforming to NFPA 13. The main sprinkler control valve or valves and all other control valves in the system shall be locked in the open position and electronically supervised so that at least an audible and visible alarm will sound at a constantly attended location when valves are closed. The sprinkler branch piping serving cells may be embedded in the concrete construction.

18-44.903.2.7 Group M.

California Fire Code, Section 903.2.7 is amended to read as follows:

903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where the gross floor area exceeds 500 square feet.

18-44.903.2.8.1 Group R-3.

California Fire Code, Section 903.2.8.1 is amended to read as follows:

903.2.8.1 Group R-3. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in Group R-3 occupancies and shall be provided throughout all one- and two-family dwellings regardless of square footage in accordance with the California Residential Code. An automatic sprinkler system shall be installed in all mobile homes, manufactured homes and multi-family manufactured homes with two or more dwelling units in accordance with Title 25 of the California Code of Regulations.

18-44.903.2.9 Group S-1.

California Fire Code, Section 903.2.9 is amended to read as follows:

903.2.9 Group S. An automatic sprinkler system shall be provided throughout buildings containing a Group S occupancy.

18-44.903.2.9.1 Repair Garages.

California Fire Code, Section 903.2.9.1 is deleted.

18-44.903.2.9.2 Bulk storage of tires.

California Fire Code, Section 903.2.9.2 is deleted.

18-44.903.2.9.3 Group S-1 distilled spirits or wine.

California Fire Code, Section 903.2.9.3 is deleted.

18-44.903.2.9.4 Group S-1 upholstered furniture and mattresses.

California Fire Code, Section 903.2.9.4 is deleted.

18-44.903.2.10 Group S-2 parking garages.

California Fire Code, Section 903.2.10 is deleted:

18-44.903.2.10.1 Commercial parking garage.

California Fire Code, Section 903.2.10.1 is deleted.

18-44.903.2.10.2 Mechanical-access enclosed parking garages.

California Fire Code, Section 903.2.10.2 is deleted.

18-44.903.2.11 Specific buildings areas and hazards.

California Fire Code, Section 903.2.11 is amended to read as follows:

903.2.11 Specific buildings areas and hazards. In all occupancies other than detached Group U occupancies not greater than 1,000 square feet, an automatic sprinkler system shall be installed for building design or hazard in the locations set forth in Sections 903.2.11.1 through 903.2.11.8.

18-44.903.2.11.3 Buildings 55 feet or more in height.

California Fire Code, Section 903.2.11.3 Exception is deleted

18-44.903.2.11.7 High-piled storage.

California Fire Code, Section 903.2.11.7 is added to read as follows:

903.2.11.7 High-piled storage. An automatic sprinkler system shall be provided throughout buildings containing high-pile combustible storage.

18-44.903.2.11.8 Undetermined use design.

California Fire Code, Section 903.2.11.8 is added to read as follows:

903.2.11.8 Undetermined use design. Automatic sprinkler systems installed in buildings or structures of undetermined use shall be designed and installed to have a minimum density of .3 gallons per minute per square foot over a minimum design area of 2,000 square feet.

18-44.903.2.18 Group U private garages and carports accessory to Group R-3 occupancies.

California Fire Code, Section 903.2.18 is amended to read as follows, with the exception deleted:

903.2.18 Group U private garages and carports accessory to Group R-3 occupancies.

Carports with habitable space above and attached garages, accessory to Group R-3 occupancies, shall be protected by residential fire sprinklers in accordance with this section. Residential fire sprinklers shall be connected to, and installed in accordance with, an

automatic residential fire sprinkler system that complies with R313 of The California Residential Code or with NFPA 13D. Fire sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a minimum density of 0.05 gpm/ft² over the most hydraulically demanding area of the structure, but not to exceed two sprinklers for hydraulic calculations purposes. Garage doors shall not be considered obstructions with respect to sprinkler placement.

18-44.903.3.10 Floor control valves.

California Fire Code, Section 903.3.10 is amended to read as follows:

903.3.10 Floor control valve. Floor control valves and waterflow detection assemblies shall be installed at each floor where any of the following occur:

1. Buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department access.
2. Buildings that are three or more stories in height.
3. Buildings that are two or more stories below the highest level of fire department access.

Exception: Group R-3 and R-3.1 occupancies floor control valves and waterflow detection assemblies shall not be required.

18-44.903.4.3 Alarms.

California Fire Code, Section 903.4.3 Exception is deleted:

18-44.903.6 Where required in existing buildings and structures.

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

903.6 Where required in existing buildings and structures. An automatic sprinkler system shall be provided throughout existing buildings and structures where required in Chapter 11 or that undergo a substantial improvement.

Exception: Alterations made solely for the purpose of providing barrier removal pursuant to the requirements of the American Disabilities Act (ADA) as contained in exception #4 of Section CBC 11B-202.4.

18-44.905.3.1 Height.

California Fire Code, Section 905.3.1 is amended to read as follows:

905.3.1 Height. In other than Group R-3 and R-3.1 occupancies, Class III standpipe systems shall be installed throughout at each floor where any of the following occur:

1. Buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department vehicle access.
2. Buildings that are three or more stories in height.
3. Buildings where the floor level of the lowest story is located more than 30 feet below the highest level of fire department access.
4. Buildings that are two or more stories below the highest level of fire department vehicle access.

Exception:

1. Class I standpipes are allowed in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.

2. Class I manual standpipes are allowed in open parking garages where the highest floor is located not more than 150 feet above the lowest level of fire department vehicle access.
3. Class I manual dry standpipes are allowed in open parking garages that are subject to freezing temperatures, provided that the hose connections are located as required for Class II standpipes in accordance with Section 905.5.
4. Class I standpipes are allowed in basements equipped throughout with an automatic sprinkler system.
5. In determining the lowest level of fire department vehicle access, it shall not be required to consider either of the following:
 - 5.1. Recessed loading docks for four vehicles or less.
 - 5.2. Conditions where topography makes access from the fire department vehicle to the building impractical or impossible.
6. When the distance from the approved fire department point of access from apparatus to the furthest point of a unit does not exceed 250 feet by an approved route for the purposes of extending fire hose.

18-44.905.9 Valve supervision.

California Fire Code, Section 905.9 Exception #2 is deleted.

18-44.907.6.6 Monitoring.

California Fire Code, Section 907.6.6 is amended to read as follows:

907.6.6 Monitoring. New and upgraded fire alarm systems required by this chapter or by the California Building Code shall be monitored by an approved Central Station in accordance with NFPA 72 and this section.

Exception: Monitoring by central station is not required for:

1. Single- and multiple-station smoke alarms required by Section 907.2.11.
2. Group I-3 occupancies shall be monitored in accordance with Section 907.2.6.3.
3. Automatic sprinkler systems in one- and two-family dwellings.

18-44.912.2 Location.

California Fire Code, Section 912.2 is amended to read as follows:

912.2 Location. With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of the fire department connections shall be within 100 feet of a fire hydrant or as approved by the fire code official (Also see Section 507.5.1.1 & 507.5.1.2).

18-44.1207.11 ESS in Group R-3 and R-4 occupancies.

California Fire Code, Section 1207.11 is amended to read as follows:

1207.11 ESS in Group R-3 and R-4 occupancies. ESS in Group R-3 and R-4 occupancies shall be installed and maintained in accordance with Sections 1207.11.1 through 1207.11.10.

18-44.1207.11.10 Emergency electrical disconnects.

California Fire Code, Section 1207.11.10 is added to read as follows:

1207.11.10 Emergency electrical disconnects. Where access to ESS main electrical control panels requires entry to, or passage through, portions of a structure which may be involved with fire, smoke, gasses, hazardous materials, or which otherwise present unsafe conditions to emergency personnel, the chief may require that a means of remotely disconnecting electrical service to the structure be provided. This means of remotely disconnecting electrical service shall be by a physical disconnect approved by the fire department.

18-44.3306.5.2 Where required.

California Fire Code, Section 3306.5.2 is added to read as follows:

3306.5.2 Where required. In buildings of combustibile construction required to have automatic sprinkler system by Section 903, automatic sprinkler system shall be installed prior to construction exceeding 40 feet or 3 stories in height above the lowest level of fire department vehicle access. Such automatic sprinkler system shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring.

18-44.3306.5.3 Buildings being demolished.

California Fire Code, Section 3306.5.3 is added to read as follows:

3306.5.3 Buildings being demolished. Where a building is being demolished and an automatic sprinkler system is existing within such a building, such automatic sprinkler system shall be maintained in an operable condition so as to be available for use by the fire department. Such automatic sprinkler system shall be demolished with the building but shall not be demolished more than one floor below the floor being demolished.

18-44.3306.5.4 of the Santa Rosa City Code is added to read as follows:

California Fire Code, Section 3306.5.4 is added to read as follows:

3306.5.4 Detailed requirements. Automatic sprinkler systems shall be installed in accordance with the provisions of Section 903.

18-44.3307.5 Standpipes.

California Fire Code, Section 3307.5 is amended to read as follows:

3307.5 Standpipes. In buildings required to have standpipes by Section 905.3.1, not less than one standpipe shall be provided for use during construction. Such standpipes shall be installed prior to construction exceeding 40 feet or 3 stories (12 192 mm) in height above the lowest level of fire department vehicle access. Such standpipes shall be provided with fire department hose connections at locations adjacent to stairways complying with Section 3312.1. As construction progresses, such standpipes shall be extended to within one floor of the highest point of construction having secured decking or flooring.

18-44.3307.5.2 Detailed requirements.

California Fire Code, Section 3307.5.2 is amended to read as follows:

3307.5.2 Detailed requirements. Standpipes shall be installed in accordance with the provisions of Section 905.

Exception: When approved by the fire code official standpipes shall be either temporary or permanent in nature, and with or without a water supply, provided that such standpipes comply with the requirements of Section 905 as to capacity, outlets and materials.

18-44.3901.6 Technical Assistance Report.

California Fire Code, Section 3901.6 is added to read:

3901.6 Technical Assistance Report. A Technical Assistance Report (TAR) shall be required for all new extraction and processing facilities as set forth in Section 104.8.2 to provide a complete analysis of the facility and operations. Additional Technical Reports are required for extraction equipment not listed in accordance with UL 1389 as set forth in Section 3904.2.

18-44.3903.2 Prohibited occupancies.

California Fire Code, Section 3903.2 is amended to read:

3903.2 Prohibited occupancies. Extraction processes utilizing flammable gases or flammable liquids shall not be located in a building containing a Group A, E, I or R occupancy, or occupancies regulated by the California Residential Code.

18-44.3903.3 Location.

California Fire Code, Section 3903.3 is amended to read:

3903.3 Location. The extraction equipment and extraction processes utilizing hydrocarbon solvents shall be located in a room or area dedicated to extraction. For other than CO₂ and nonhazardous extraction process, the extraction equipment and process shall be separated from other occupancies and uses with fire barriers where required by CBC Section 508.4.

18-44.3903.5 Use of flammable and combustible liquids.

California Fire Code, Section 3903.5 is amended to read:

3903.5 Use of flammable and combustible liquids. Extraction and post oil processing operations using flammable liquids or combustible liquids heated above their flashpoint, including dispensing of flammable liquids between containers, shall be performed in one of the following locations:

1. An exhausted chemical fume hood installed in accordance with the California Building Code and California Mechanical Code.
2. A room or approved exhausted enclosure with an approved exhaust system installed in accordance with the California Mechanical Code.

Electrical equipment used within the chemical fume hood shall be rated for use in flammable atmospheres. Heating of flammable or combustible liquids over an open flame is prohibited.

Exception 1: The use of a heating element not rated for flammable atmospheres, where documentation from the manufacture, or approved testing laboratory indicates the element is rated for heating of flammable liquids.

Exception 2: Unheated processes at atmospheric pressure using less than 16 oz. (473 ml) of flammable liquids shall not be required to comply with 3903.5(1) or 3903.5(2).

18-44.3903.5.1 Electrical components.

California Fire Code, Section 3903.5.1 is added to read as follows:

3903.5.1 Electrical components. All electrical components within the chemical fume hood, room, or exhausted enclosure shall be approved permanent wiring, interlocked such that the exhaust system shall be in operation for lighting and components to be used.

18-44.3903.5.2 Refrigerators, Freezers, and Cooling Equipment.

California Fire Code, Section 3903.5.2 is added to read as follows:

3903.5.2 Refrigerators, Freezers, and Cooling Equipment. Refrigerators, freezers, and other cooling equipment used to store or cool flammable liquids shall be listed for the storage of flammable/combustible liquids or shall be listed for Class I, Division 1 locations, as described in the California Electrical Code.

18-44.3903.6 Liquefied petroleum gas.

California Fire Code, Section 3903.6 is amended to read as follows:

3903.6 Liquefied petroleum gas. Liquefied petroleum gases (LPG) shall not be released to the atmosphere except where released in accordance with Section 7.3 of NFPA 58. LPG liquid piping systems shall be in compliance with CFC Chapter 61.

18-44.3903.6.1 Exhaust.

California Fire Code, Section 3903.6.1 is added to read as follows:

3903.6.1 Exhaust. An approved exhaust system shall be provided for LPG extractions.

18-44.3903.6.1.1 Installation.

California Fire Code, Section 3903.6.1.1 is added to read as follows:

3903.6.1.1 Installation. The exhaust systems shall be installed and maintained in accordance with the California Mechanical Code.

18-44.3903.6.1.2 Processes.

California Fire Code, Section 3903.6.1.2 is added to read as follows:

3903.6.1.2 Processes. All LPG extraction operations, including processes for off-gassing spent plant material and oil retrieval, shall be conducted within a chemical fume hood, enclosure, or room provided with an approved exhaust system in compliance with the California Mechanical Code.

18-44.3903.6.2 Electrical bonding and grounding.

California Fire Code, Section 3903.6.2.1 is added to read as follows:

3903.6.2 Electrical bonding and grounding. All conductive equipment and conductive objects within the exhaust room shall be bonded and grounded in accordance with California Electrical Code.

18-44.3903.6.3 Classified areas.

California Fire Code, Section 3903.6.2.2 is added to read as follows:

3903.6.3 Classified areas. The area within a hood or enclosure used of LPG extractions shall be classified as a Class 1, Division 1 hazardous location in accordance with California Electrical Code. Areas adjacent to Class 1, Division 1 locations shall be classified in accordance with California Electrical Code.

18-44.3903.6.4 Emergency Power.

California Fire Code, Section 3903.6.4 is added to read as follows:

3903.6.4 Emergency Power. An automatic emergency power system shall be provided for the following items, when installed:

1. Extraction room lighting
2. Extraction room ventilation system
3. Solvent gas detection system

Exception: Except where required by other Sections of this Code, extraction room ventilation systems in existing facilities are not required to have a secondary power source, such as emergency or standby power until such time that the medium of extraction or solvent is changed.

18-44.3903.6.5 Gas detection systems.

California Fire Code, Section 3903.6.2.5 is added to read as follows:

3903.6.5 Gas detection systems. Gas detection systems shall be provided with constant non-interlocked power.

18-44.3903.7 Means of egress.

California Fire Code, Section 3903.7 is amended to read as follows:

3903.7 Means of egress. For extraction rooms using hazardous materials, each room shall be provided with at least one exit access door complying with the following:

1. The door shall swing in the direction of egress travel.
2. The door shall be provided with a self-closing or automatic closing device.
3. Where provided with a latch, the door shall be equipped with panic or fire exit hardware.
4. The exit access travel distance cannot be increased as allowed in CFC Section 1017.2.2 for extraction/cultivation facilities.

18-44.3903.8 Carbon dioxide extraction.

California Fire Code, Section 3903.8 is added to read as follows:

3903.8 Carbon dioxide extraction. Carbon Dioxide extraction shall comply with sections 3903.8.1, 3903.8.2, and 3903.8.3

18-44.3903.8.1 Storage and handling.

California Fire Code, Section 3903.8.1 is added to read as follows:

3903.8.1 Storage and handling. All CO₂ compressed gas cylinders shall be secured in an approved method to prevent falling.

18-44.3903.8.2 CO₂ gas detection.

California Fire Code, Section 3903.8.2 is added to read as follows:

3903.8.2 CO₂ gas detection. An approved, listed CO₂ detection system complying with CFC Section 5307.4 shall be installed in the CO₂ extraction room. Auto calibrating and self-zeroing devices or detectors shall be prohibited.

18-44.3903.8.3 CO₂ discharge.

California Fire Code, Section 3903.8.3 is added to read as follows:

3903.8.3 CO₂ discharge. The extraction equipment pressure relief devices and blow-off valves shall be piped to the exterior of the building.

18-44.3903.9 Signage.

California Fire Code, Section 3903.9 is added to read as follows:

3903.9. Signage. The NFPA 704 hazard rating diamond sign, minimum 10” in size, and no smoking signs shall be posted on the exterior of the extraction room door.

18-44.3903.9.1 Safety data sheets.

California Fire Code, Section 3903.9.1 is added to read as follows:

3903.9.1 Safety data sheets. All applicable safety data sheets (SDS) shall be posted in the approved location.

18-44.3903.9.2 Warning signage.

California Fire Code, Section 3903.9.2 is added to read as follows:

3903.9.2 Warning signage. Applicable hazard warning signage shall be posted throughout the facility as applicable for emergency equipment.

18-44.3904.2.2.3 Site inspection.

California Fire Code, Section 3904.2.2.3 is amended to read as follows:

3904.2.2.3 Site inspection. Prior to the operation of the extraction equipment, the engineer of record or approved professional, as approved in Section 3904.2, shall inspect the site of the extraction process once equipment has been installed for compliance with the technical report and the building analysis. The engineer of record or approved professional shall provide a report of findings and observations to the fire code official prior to the approval of the extraction process. The field inspection report authored by the engineer of record shall include the serial number of the equipment installed is the same model and type of equipment identified in the technical report.

18-44.3904.3 Change of extraction medium.

California Fire Code, Section 3904.5 is added to read as follows:

3904.3 Change of extraction medium. Where the medium of extraction or solvent is changed from the material indicated in the technical report or as required by the manufacturer, the technical report shall be revised at the cost of the facility owner and submitted for review and approval by the fire code official prior to the use of the equipment with the new medium or solvent.

18-44.5307.2 Ventilation.

California Fire Code, Section 5307.2 is amended to delete Exception #1.

18-44.5307.2.1 Gas detection system.

California Fire Code, Section 5307.2.1 is amended to read as follows:

5307.2.1 Gas detection system. Indoor storage and use areas and storage buildings shall be provided with a gas detection system complying with Section 916.

18-44.5307.3.2 Gas detection system.

California Fire Code, Section 5307.3.2 is amended to read as follows:

5307.3.2 Gas detection system. Where ventilation is not provided in accordance with Section 5307.3.1, a gas detection system shall be provided in rooms or indoor areas and in below-grade outdoor locations with insulated carbon dioxide systems. Carbon dioxide sensors shall be provided within 12 inches of the floor in the area where the gas is expected to accumulate or other approved locations. The system shall be designed as follows:

1. Activates all audible and visible supervisory alarm at a normally attended location upon detection of a carbon dioxide concentration of 5,000 ppm.
2. Activates an audible and visible alarm within the room or immediate area where the system is installed upon detection of a carbon dioxide concentration of 10,000 ppm.

18-44.5601.2.4 Financial responsibility.

California Fire Code, Section 5601.2.4 is amended to read as follows:

5601.2.4 Financial responsibility. Before a permit is issued pursuant to section 5601.2, the applicant shall file with the jurisdiction a corporate surety bond in the principal sum of \$1 million or a public liability insurance policy for the same amount, for the purpose of the payment of all damages to persons or property which arise from, or are caused by, the conduct of any act authorized by permit upon which any judicial judgment results. The fire code official is authorized to specify a greater or lesser amount when, in his or her opinion, conditions at the location of use indicate a greater or lesser amount is required. Government entities shall be exempt from this bond requirement.

Exception: (No change)

18-44.5608.1.2 Permit required.

California Fire Code, Section 5608.1.2 is added to read as follows:

5608.1.2 Permit required. A permit shall be obtained from the fire code official in accordance with Section 105.6 prior to the performance of any firework display. Application for such approval shall be made in writing no less than twenty (20) days prior to the proposed display. The application shall be considered and acted upon by the fire code official or authorized designee pursuant to this Chapter and Title 19, Chapter 6, Article 3 - Licenses of the California Code of Regulations. Any permit for a fireworks display may be suspended or revoked at any time by the Fire code official or authorized designee.

18-44.5608.2 Limitations.

California Fire Code, Section 5608.2 is added to read as follows:

5608.2 Limitations. Possession, storage, offer or expose for sale, sell at retail, gift or give away, use, explode, discharge, or in any manner dispose of fireworks is prohibited within the limits established by law as the limits of the districts in which such possession, storage, offer or exposure for sale, retail sale, gifting, use, explosion, discharge, or disposal of fireworks is prohibited in any area as established by applicable land-use and zoning standards.

Exception: Firework displays authorized pursuant to section 5608.1 for which a permit has been issued.

18-44.5704.2.9.6.1 Locations where above-ground tanks are prohibited.

California Fire Code, Section 5704.2.9.6.1 is amended to read as follows:

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 law as the limits of the districts in which such storage is prohibited in any area as established by applicable land-use and zoning standards.

18-44.5706.2.4.4 Locations where above-ground tanks are prohibited.

California Fire Code, Section 5706.2.4.4 is amended to read as follows:

5706.2.4.4 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 law as the limits of the districts in which such storage is prohibited in any area as established by applicable land-use and zoning standards.

18-44.5707 ON-DEMAND MOBILE FUELING OPERATIONS

California Fire Code, Section 5707 is deleted.

18-44.5806.2 Limitations.

California Fire Code, Section 5806.2 is amended to read as follows:

5806.2 Limitations. Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited within the limits established by law as the limits of the districts in which such storage is prohibited in any area as established by applicable land-use and zoning standards.

18-44.6104.2 Maximum capacity within established limits.

California Fire Code, Section 6104.2 is amended to read as follows:

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 in any area as established by applicable land-use and zoning standards.

Exception: In particular installations, this capacity limit shall be determined by the fire code official, after consideration of special features such as topographical conditions, nature of occupancy, and proximity to buildings, capacity of proposed LP-gas containers, degree of fire protection to be provided and capabilities of the local fire department.

18-44.6107.5 Seismic anchoring.

California Fire Code, Section 6107.5 is added to read:

6107.5 Seismic anchoring. An approved seismic anchoring system shall be installed on all permanently installed, propane/LPG gas containers.

18-44.NFPA.80 Referenced Standards.

NFPA.13D-25: - Standard for the installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes as amended**

****NFPA 13D, amended additional Sections as follows:**

Revise Section 5.1.1.2 as follows:

5.1.1.2 A supply of at least three sprinklers shall be maintained on the premises so that any sprinklers that have operated or been damaged in any way can be promptly replaced.

Add Section 5.1.1.2.1 as follows:

5.1.1.2.1 The sprinklers shall correspond to the types and temperature ratings of the sprinklers in the property. The stock sprinklers shall include not less than one sprinkler of all types and ratings installed.

Add Section 5.1.1.2.2 as follows:

5.1.1.2.2 The sprinklers shall be kept in a mounted and accessible cabinet located where the temperature to which they are subjected will at no time exceed the maximum ceiling temperatures specified in Table 5.1.1.6.1 for each of the sprinklers within the cabinet.

Add Section 5.1.1.2.3 as follows:

5.1.1.2.3 One sprinkler wrench as specified by the sprinkler manufacture shall be provided in the cabinet for each type of sprinkler installed to be used for the removal and installation of sprinklers in the system.

Revise Section 6.2.1 as follows:

6.2.1 Where a pump is the source of pressure for the water supply for a fire sprinkler system but is not a portion of the domestic water system, the following shall be met:

- (1) A test connection shall be provided downstream of the pump that creates a flow of water equal to the smallest sprinkler K-factor on the system.
- (2) Pump motors using ac power shall be rated for 240 V and wired in accordance with the NEC (NFPA 70).
- (3) Any disconnecting means for the pump shall be approved.
- (4) The pump shall be located not less than 1 ½ inch off the floor.
- (5) Exterior pumps shall be installed in a well ventilated, weather protected area or shelter.

Revise Section 6.2.2 as follows:

6.2.2 Where a well, pump, tank or combination thereof is the source of supply for a fire sprinkler system, the configuration for the system shall be one of the following:

- (1) The water supply shall serve both domestic and fire sprinkler systems.
 - (a) A test connection shall be provided downstream of the pump that creates a flow of water equal to the smallest sprinkler on the system. The connection shall return water to the tank.
 - (b) Any disconnecting means for the pump shall be approved.
 - (c) A method for refilling the tank shall be piped to the tank.
 - (d) A method of seeing the water level in the tank shall be provided without having to open the tank.
 - (e) The pump shall be located not less than 1 ½ inch off the floor.
 - (f) Exterior pumps shall be installed in a well ventilated, weather protected area or shelter.
- (2) A stand-alone water supply for fire sprinkler system is permitted if the following conditions are met:

- (a) The pump shall be connected to a 220-volt circuit breaker shared with a common household appliance (e.g., range, oven, dryer), or have a power failure alarm installed acceptable to the Authority Having Jurisdiction that provides an audible and visual signal within the residence at an approved location. The alarm and components shall be listed by an approved agency.
- (b) The pump shall be a stainless steel 240-volt pump,
- (c) A valve shall be provided to exercise the pump. The discharge of the exercise valve shall drain to the tank, and
- (d) A sign shall be provided stating: "Valve must be opened monthly for 5 minutes."
- (e) A means for automatically refilling the tank level, so that the tank capacity will meet the required water supply duration in minutes, shall be provided.
- (f) A test connection shall be provided downstream of the pump that creates a flow of water equal to the smallest sprinkler on the system. The connection shall return water to the tank.
- (g) Any disconnecting means for the pump shall be approved.
- (h) A method for refilling the tank shall be piped to the tank.
- (i) A method of seeing the water level in the tank shall be provided without having to open the tank.
- (j) The pump shall be located not less than 1 ½ inch off the floor.
- (k) Exterior pumps shall be installed in a well ventilated, weather protected area or shelter.

Revise Section 7.6 as follows:

7.6 A local waterflow alarm shall be provided on all sprinkler systems on the exterior of the home within 10 feet of the riser location, or as approved by the fire code official.

Revise Section 8.3.4 as follows:

8.3.4 Sprinklers shall not be required in detached garages, open attached porches, detached carports with no habitable space above, and similar structures unless otherwise required by the California Building, Residential or Fire Codes.

Add Section 8.3.5.2 as follows:

8.3.5.2 At least one quick-response intermediate temperature residential sprinkler shall be installed within 5 feet and above attic access openings.

NFPA 13R-25: Standard for the Installation of Sprinkler Systems in Low-Rise Residential Occupancies as amended**

****NFPA 13R, additional amended sections as follows:**

Add Section 6.6.6.5 as follows:

6.6.6.5 At least one quick-response intermediate temperature residential sprinkler shall be installed within 5 feet and above attic access openings.

NFPA.72-16 – National Fire Alarm and Signaling Code as amended**

****NFPA 72, Amended additional Sections as follows:**

Revise Section 7.5.6.1 as follows:

7.5.6.1 The record of completion shall be documented in accordance with 7.5.6 using the record of completion forms, Figure 7.8.2(a) through Figure 7.8.2(f).

Revise Section 7.6.6 as follows:

7.6.6 The record of all inspection, testing and maintenance as required by 14.6.2.4 shall be documented using the record of inspection and testing forms, Figure 7.8.2(g) through Figure 7.8.2(l).

Add Section 14.7 as follows:

14.7 Labels and Tags.

14.7.1 Labels or tags shall be used on fire alarm systems and shall be placed on the outside of the fire alarm control unit.

14.7.2 Tags shall be of the hanging or self-adhesive type used on fire alarm systems.

14.7.3 The following information shall be printed on the labels and tags approved by the fire code official:

- (1) The words “DO NOT REMOVE BY ORDER OF THE FIRE CODE OFFICIAL”
- (2) Concern Name/Company Name
- (3) Concern Physical Address
- (4) Concern Phone Number
- (5) License Number (State of California Contractor State License Board License)
- (6) Date of service or testing and maintenance
- (7) Space or line for signature of person performing or supervising the servicing shall be placed on the tag or label

14.7.4 When service or testing and maintenance is performed, the initial date of service or testing and maintenance, the printed name and signature of the person performing or supervising the service shall be placed on the tag or label.

14.7.5 No person shall remove a tag or label from or place a tag or label on a fire alarm system except when servicing or testing and maintenance is performed.

14.7.6 No person shall deface, modify, or alter any tag or label attached to or required to be attached to any fire alarm system.

14.7.7 The Label or tag conforming to this section shall be securely attached to each fire alarm system at the time of servicing or testing and maintenance.

14.7.8 The label or tag approved by the fire code official shall be affixed to a system only after all deficiencies have been corrected.

14.7.9 Adhesive labels and tags shall be manufactured in accordance with ANSI/UL 969, Standard for Marking and Labeling Systems, 4th edition, 1995, which is hereby incorporated by reference.

18-44.B103.3 Areas without water supply systems.

California Fire Code, Section B103.3 is amended to read as follows:

B103.3 Areas without water supply systems. For information regarding water supplies for firefighting purposes in rural and suburban areas in which adequate and reliable water supply systems do not exist, the fire code official is authorized to utilize NFPA 1142; or based on City of Santa Rosa ISO rating of 1/1Y, when authorized by the fire code official, the fire-flow, fire hydrant locations and distribution requirements for Agricultural buildings as approved by the fire code official, one- and two-family dwellings and accessory structures that do not exceed 1,000 square feet and are associated with one- and two-family dwellings, may be modified when sufficient evidence is proven that the Emergency Water Standards of Title 14, Division 1.5, Chapter 7, Subchapter 2, Article 4, Section 1275 have been met.

18-44.TABLE.B105.1(1)

California Fire Code, Appendix B Table B105.1(1) is amended to read as follows:

TABLE B105.1(1)
REQUIRED FIRE-FLOW FOR ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES

FIRE-FLOW CALCULATION AREA (square feet)	AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE-FLOW (gallons per minute)	FLOW DURATION (hours)
0-3,600	No automatic sprinkler system	1,500	2
3,601 and greater	No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2) at The required fire-flow rate
0-3,600	Section 903.3.1.3 of the <i>California Fire Code</i> or Section 313.3 of the <i>California Residential Code</i>	1,500	2
3,601 and greater	Section 903.3.1.3 of the <i>California Fire Code</i> or Section 313.3 of the <i>California Residential Code</i>	½ value in Table B105.1(2) ^a	Duration in Table B105.1(2) at The required fire-flow rate

For SI: 1 square foot = 0.0929 m², 1 gallon per minute = 3.785 L/m.

a. The reduced fire-flow shall be not less than 1,500 gallons per minute.

18-44.TABLE.B105.2

California Fire Code, Appendix B Table B105.2 is amended to read as follows:

TABLE B105.2
REQUIRED FIRE-FLOW FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES

AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE-FLOW (gallons per minute)	FLOW DURATION (hours)
No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2)
Section 903.3.1.1 of the <i>California Fire Code</i>	50% of the value in Table B105.1(2) ^a	Duration in Table B105.1(2) at the reduced flow rate
Section 903.3.1.2 of the <i>California Fire Code</i>	50% of the value in Table B105.1(2) ^a	Duration in Table B105.1(2) at the reduced flow rate

For SI: 1 gallon per minute = 3.785 L/m.

- a. The reduced fire-flow shall be not less than 1,500 gallons per minute.

18-44.C103.1 Hydrant spacing.

California Fire Code, Section C103.1 is amended to read as follows:

C103.1 Hydrant spacing. Fire apparatus access roads and public streets providing required access to buildings in accordance with Section 503 of the California Fire Code shall be provided with one or more fire hydrants, as determined by Section C102.1. Where more than one fire hydrant is required, the distance between required fire hydrants shall be in accordance with the City of Santa Rosa standards or as approved by the fire code official.

18-44.C103.2 Average spacing.

California Fire Code, Section C103.2 is deleted.

18-44.C103.3 Maximum spacing.

California Fire Code, Section C103.3 is deleted.

18-44.D103.1 Access road with a hydrant.

California Fire Code, Appendix D Section D103.1 is deleted.

18-44.D103.2 Grade.

California Fire Code, Appendix D Section D103.2 is amended to read as follows, with deletion of the exception:

D103.2 Grade. Fire apparatus access roads shall be in accordance with the City of Santa Rosa Street Design and Construction Standards or as approved by the fire code official.

18-44.D103.3 Turning radius.

California Fire Code, Appendix D Section D103.3 is amended to read as follows:

D103.3 Turning radius. The minimum turning radius shall be determined by City of Santa Rosa Street Design and Construction Standards or as approved by the fire code official.

18-44.D103.4 Dead ends.

California Fire Code, Appendix D Section D103.4 is amended to read as follows:

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with the City of Santa Rosa Street Design and Construction Standards or as approved by the fire code official.

18-44.TABLE.D103.4 Table D103.4 REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS.

California Fire Code, Appendix D Table D103.4 is deleted.

18-44.D103.6 Signs.

California Fire Code, Appendix D Section D103.6 is amended to read as follows:

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 the California Vehicle Code.

18-44.D103.6.1 Roads 20 to 26 feet in width.

California Fire Code, Appendix D Section D103.6.1 is deleted.

18-44.D103.6.2 Roads more than 26 feet in width.

California Fire Code, Appendix D Section D103.6.2 is deleted.

18-44.D104.2 Buildings exceeding 62,000 square feet in area.

California Fire Code, Appendix D Section D104.2 Exception is deleted.

18-44.D106.1 Projects having more than 50 dwelling units.

California Fire Code, Appendix D Section D106.1 is amended to read as follows, with deletion of the Exception:

D106.1 Projects having more than 50 dwelling units. Multiple-family residential projects having more than 50 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

18-44.D106.2 Projects having more than 200 dwelling units.

California Fire Code, Appendix D Section D106.2 is deleted.

18-44.D107.1 One- or two-family dwelling residential developments.

California Fire Code, Appendix D Section D107.1 Exceptions #1 and #2 are deleted.”

Section 2. Environmental Determination. The Council finds that the adoption and implementation of this ordinance are exempt from the provisions of the California Environmental Quality Act under section 15061(b)3 in that the Council finds there is no possibility that the implementation of this ordinance may have significant effects on the environment.

Section 3. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance is for any reason held to be invalid and/or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 4. Effective Date. This ordinance shall take effect on the 31st day following its adoption.

This ordinance was introduced by the Council of the City of Santa Rosa on October 21, 2025.

IN COUNCIL DULY PASSED AND ADOPTED this 18th day of November, 2025.

AYES: (6) Mayor Stapp, Vice Mayor Alvarez, Council Members Bañuelos, Fleming, Okrepkie, Rogers

NOES: (0)

ABSENT: (1) Council Member MacDonald

ABSTAIN: (0)

RECUSE: (0)

ATTEST: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM: _____
City Attorney