

ORDINANCE NO. \_\_\_\_\_

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING BY REFERENCE, WITH LOCAL AMENDMENTS, THE 2019 CALIFORNIA ADMINISTRATIVE CODE, 2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA RESIDENTIAL CODE, 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA HISTORICAL BUILDING CODE, 2019 CALIFORNIA EXISTING BUILDING CODE, 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, 2019 CALIFORNIA REFERENCED STANDARDS CODE, 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE, AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION PERMIT AND WASTE DISCHARGE REQUIREMENTS

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

**Section 1. Chapter 18-04 of the Santa Rosa City Code General Provisions**

A. The existing sections of Chapter 18-04 of the Santa Rosa City Code that are not expressly repealed or amended by this ordinance are hereby readopted without change, and shall apply, as applicable, to the model codes herein adopted.

B. The following sections and subsections of Chapter 18-04 of the Santa Rosa City Code are amended as follows:

**Subsection (A) of Section 18-04.015 of the Santa Rosa City Code is amended to read as follows:**

“(A) The City of Santa Rosa hereby adopts by reference, with the additions, insertions, deletions and changes prescribed in this Title 18, the following model codes as adopted and amended by the State of California pursuant to the Health and Safety Code and contained in Title 24 of the California Code of Regulations: The CALIFORNIA ADMINISTRATIVE CODE, Part 1 of Title 24, 2019 Edition, published by the International Code Council and amended by the California Building Standards Commission; The CALIFORNIA BUILDING CODE, Part 2 of Title 24, 2019 Edition, published by the International Code Council and amended by the California Building Standards Commission, and its Appendix C, Agricultural Buildings; Appendix H, Signs; Appendix I, Patio Covers, Appendix J, Grading; and Appendix O, Emergency Housing; the CALIFORNIA RESIDENTIAL CODE, Part 2.5 of Title 24, 2019 Edition, published by the International Code Council and amended by the California Building Standards Commission, and its Appendix H, Patio Covers; Appendix J, Existing Buildings and Structures; Appendix K, Sound Transmission; , Appendix Q, Tiny Houses, Appendix R, Light Straw-Clay Construction, Appendix S Strawbale Construction, Appendix T, Solar Ready Provisions; and Appendix X, Emergency Housing; The CALIFORNIA ELECTRICAL CODE, Part 3 of Title 24, 2019 Edition, published by the National Fire Protection Association and amended by the California Building Standards Commission; The CALIFORNIA MECHANICAL CODE, Part 4 of Title 24, 2019 Edition, published by the International Association of Plumbing and Mechanical Officials and amended by the California Building Standards Commission; The CALIFORNIA

PLUMBING CODE, Part 5 of Title 24, 2019 Edition, published by the International Association of Plumbing and Mechanical Officials and amended by the California Building Standards Commission, and its IAPMO Installation Standards, ; Tables and Appendix A, Recommended Rules for Sizing the Water Piping System; Appendix B, Explanatory Notes on Combination Waste and Vent Systems; Appendix C, Alternate Plumbing Systems; Appendix D, Sizing Storm Water Drainage Systems; and Appendix I, Installation Standards; The CALIFORNIA HISTORICAL BUILDING CODE, Part 8 of Title 24, 2019 Edition, published by the International Code Council and adopted by the California Building Standards Commission; The CALIFORNIA EXISTING BUILDING CODE, Part 10 of Title 24, 2019 Edition, published by the International Code Council and amended by the California Building Standards Commission, and its Appendix A, Chapter A1 Seismic Strengthening Provisions for Unreinforced Masonry Bearing Wall Buildings; , Chapter A3 Prescriptive Provisions for Seismic Strengthening of Cripple Walls and Sill Plate Anchorage of Light, Wood- Frame Residential Buildings; , Chapter A4 Earthquake Risk Reduction in Wood-Frame Residential Buildings with Soft, Weak, or Open Front Walls; and , Chapter A5 Referenced Standards; The CALIFORNIA GREEN BUILDING STANDARDS CODE, Part 11 of Title 24, 2019 Edition, published by the California Building Standards Commission, and its Appendix Chapter A4, Residential Voluntary Measures at Tier I level for Planning and Design, Water Efficiency and Conservation, Material Conservation and Resource Efficiency, and Environmental Quality, and Appendix A5, Nonresidential Voluntary Measures at Tier I level for Planning and Design, Water Efficiency and Conservation, Material Conservation and Resource Efficiency, and Environmental Quality; and The CALIFORNIA REFERENCED STANDARDS CODE, Part 12 of Title 24, 2019 Edition, published by the International Code Council and amended by the California Building Standards Commission. Further, the City of Santa Rosa hereby adopts by reference, with the additions, insertions, deletions and changes prescribed in this Title 18, the INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018 Edition, published by the International Code Council. Further, the City of Santa Rosa hereby adopts by reference, without change, the National Pollutant Discharge Elimination (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems issued by the California Regional Water Quality Control Board North Coast Region, NPDES No. CA0025054, and all amendments, revisions and reissuances thereof.”

**Section 2. Chapter 18-08 of the Santa Rosa City Code Permits and Fees**

A. The existing sections of Chapter 18-08 of the Santa Rosa City Code that are not expressly repealed or amended by this ordinance are hereby readopted without change and shall apply, as applicable, to the model codes herein adopted.

B. The following sections and subsections of Chapter 18-08 of the Santa Rosa City Code are amended as follows:

**Section 18-08.050 of the Santa Rosa City Code is amended to read as follows:**

**“18-08.050 Expiration of plan review.**

A building permit application and plan review shall expire if no permit is issued within one year of the date the application is filed, if the application is deemed to have been abandoned, the application has not been pursued in good faith, or no permit is issued within one year of the date the application is filed. The construction plans and support documents submitted for review may thereafter be returned to the applicant or destroyed by the Building Official. The Building Official may extend the time for action by the applicant for a period of 180 days upon written request by the applicant showing that circumstances beyond the full control of the applicant have prevented any action from being taken. In the event that the applicant is diligently pursuing permit issuance and there have been no updates to the State of California adopted building codes or expiration of any other applicable City required permit since the time of initial submittal of the building permit application, the Building Official may extend the application an additional 180 days. Fees for extension of permit applications and plan review shall be in the amounts fixed by resolution of the City Council. In order to renew action on an application after expiration, the applicant shall reapply for the building permit, resubmit construction plans and support documents and pay a new plan review fee.

**Section 18-08.060 of the Santa Rosa City Code is amended to read as follows:**

**“18-08.060 Permit expiration and extension.**

Every permit issued shall become invalid and shall be expired unless the work authorized by such permit is commenced within 365 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 365 days after the time the work is commenced. The Building Official may extend the time for action by the applicant for a period of 180 days upon a request by the applicant, in writing, showing that circumstances beyond the full control of the applicant have prevented any action from being taken. In the event that the applicant is diligently pursuing completion of work authorized by the permit the Building Official may extend the issued building permit an additional 180 days. Fees for extension of permit applications and issued permits shall be in the amounts fixed by resolution of the City Council. A request for permit extension may not be granted for an issued building permit if no work has begun or no inspections have been approved within three years of the date the permit was issued. The construction plans and support documents submitted may thereafter be destroyed by the Building Official. In order to renew action on a permit after expiration, the applicant shall reapply for the building permit, resubmit construction plans and support documents and pay a new plan review fee.”

**Sections 18-08.400 through 18-08.470, Article IX. Area Plan Recovery Fees of the Santa Rosa City Code is repealed**

**Section 3. Chapter 18-12 of the Santa Rosa City Code Improvement Requirements**

Chapter 18-12 of the Santa Rosa City Code is hereby readopted in its entirety without change, and shall apply, as applicable, to the model codes herein adopted.

**Section 4. Chapter 18-16 of the Santa Rosa City Code California Building Code**

A. The existing sections of Chapter 18-16 of the Santa Rosa City Code that are not expressly repealed or amended by this ordinance are hereby readopted without change, and shall apply, as applicable, to the model codes herein adopted.

B. The following sections and subsections of Chapter 18-16 of the Santa Rosa City Code are added, amended or repealed as follows:

**Section 18-16.010 of the Santa Rosa City Code is amended to read as follows:**

**“18-16.010 Citation of California Building Code.**

For purposes of citation, all sections of the California Building Code, Part 2 of Title 24, 2019 Edition, published by the International Code Council and amended by the California Building Standards Commission, and its Appendix C, Agricultural Buildings, Appendix H, Signs; Appendix I, Patio Covers; Appendix J, Grading, and Appendix O, Emergency Housing as adopted by reference and amended in this Title 18, are renumbered by adding “18-16.” before each section number.”

**Section 18-16.102.6.3 of the Santa Rosa City Code is added to read as follows:**

**“18-16.102.6.3 Change of Use or Occupancy.**

California Building Code Section 102.6.3 is added to read as follows:

**Section 102.6.3. Change of Use or Occupancy.** A change of use or occupancy shall not be made unless the use or occupancy is made to comply with the requirements of this code and the California Existing Building Code.”

**Section 18-16.202 of the Santa Rosa City Code is amended to read as follows:**

**“18-16.202 Definitions.**

California Building Code Section 202 is amended to add or amend the following definitions:

**[F] NUISANCE ALARM.** An unwarranted 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.

**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.

**WILDLAND-URBAN INTERFACE FIRE AREA (WUI).** [SFM] (See California Fire Code Section 4902 and Chapter 7A, Section 702A of this code for defined term.)”

**Section 18-16.501.2 of the Santa Rosa City Code is amended to read as follows:**

**“18-16. 502.1 Premises identification.**

California Building Code Section 502.1 is amended to read as follows:

**Section 502.1 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 502.1.1 through 502.1.2. 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.”

**Section 18-16.501.2.1 of the Santa Rosa City Code is amended to read as follows:**

**“18-16. 502.1.1 One-and two-family dwellings.**

California Building Code Section 502.1.1 is added to read as follows:

**Section 502.1.1 Numbers for one- and two- family dwellings.** Each address identification character shall be not less than four (4) inches high with a minimum stroke width of one-half (0.5) inch.”

**Section 18-16.501.2.2 of the Santa Rosa City Code is amended to read as follows:**

**“18-16. 502.1.2 Numbers for other than one-and two-family dwellings.**

California Building Code Section 502.1.2 is added to read as follows:

**Section 502.1.2 Numbers for other than one- and two-family dwellings.**

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

**Section 18-16.501.2.3 of the Santa Rosa City Code is amended to read as follows:**

**“18-16. 502.1.3 Complex directory.**

California Building Code Section 502.1.3 is added to read as follows:

**Section 502.1.3 Complex directory.** Where two or more buildings cannot be viewed from the public way or when determined by the Building or 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.”

**Section 18-16.501.2.4 Roof top address section deleted.**

**Section 18-16.701A.1 of the Santa Rosa City code is added to read as follows:**

**“18-16.701A.1 Scope.**

California Building Code Section 701A.1 is amended to read as follows:

**Section 701A.1 Scope.** This chapter applies to building materials systems, and/or assemblies used in the exterior design construction, alteration, movement, repair, maintenance and use of

any building, structure or premises located within any Fire Severity Zone or any Wildland-Urban Interface Fire Area as defined in Section 702A.

Buildings or conditions in existence at the time of the adoption of this code are allowed to have their use or occupancy continued, if such condition, use or occupancy was legal at the time of the adoption of this code, provided that such continued use does not constitute a distinct danger to life or property.

Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new buildings or structures.”

**Section 18-16.701A.3 of the Santa Rosa City Code is added to read as follows:**

**“18-16.701A.3 Application.**

California Building Code Section 701A.3 is amended to read as follows:

**701A.3 Application.** Buildings located in any Fire Severity Zone or any Wildland-Urban Interface Zone designated by the enforcing agency constructed, altered, moved, repaired or maintained after the application date shall comply with the provisions of this chapter.

**Exceptions:**

1. Buildings of an accessory character classified as a Group U occupancy and not exceeding 120 square feet in floor area, when located at least 30 feet from an applicable building.
2. Buildings of an accessory character classified as Group U occupancy not exceeding 1,000 square feet located at least 50 feet from applicable buildings.
3. Buildings classified as a Group U Agricultural Building, as defined in Section 202 of this code (see also Appendix C – Group U Agricultural Buildings), when located at least 50 feet from applicable buildings.
4. Group C, special buildings conforming to the limitations specified in Section 450.4.1.

For the purposes of this section and Section 710A, applicable buildings include all buildings that have residential, commercial, educational, institutional, or similar occupancy type use.

California Building Code, Section 701A.3.1 is amended to read as follows, with the exceptions deleted:

**701A.3.1 Application date and where required.** Buildings for which an application for a building permit is submitted on or after July 1, 2008 located in any Fire Severity Zone or Wildland-Urban Interface Fire Area shall comply with all sections of this chapter, including all of the following:

1. All unincorporated lands designated by the State Board of Forestry and Fire Protection as State Responsibility Area (SRA) including:
  - 1.1. Moderate Fire Hazard Severity Zones.

- 1.2. High Fire Severity Zones.
- 1.3. Very-high Fire Severity Zones.
- 1.4. Wildland-Urban Interface Areas
2. Land designated as Very-high Fire Hazard Severity Zone by cities and other local agencies.
3. Land designated as Wildland-Urban Interface Fire Areas by cities and other local agencies.

California Building Code, Section 701A.3.2 is amended to read as follows:

**701A.3.2 Application to accessory buildings and miscellaneous structures.** Accessory buildings and miscellaneous structures specified in Section 710A shall comply only with the requirements of that section.

California Building Code, Section 701A.3.3 is added to read as follows:

**701A.3.3 Retroactivity.** The provisions of the chapter shall apply to conditions arising after the adoption thereof, conditions no legally in existence at the adoption of this code and conditions that, in the opinion of the building and/or fire code official, constitute a distinct hazard to life or property.

**Exception:** Provisions of this chapter that specifically apply to existing conditions are retroactive.

California Building Code, Section 701A.3.4 is added to read as follows:

**701A.3.4 Additions or alterations.** Additions or alterations shall be permitted to be made to any building or structure without requiring the existing building or structure to comply with all of the requirements of this chapter, provided that the addition or alteration conforms to that required for a new building or structure.

**Exception:** Provisions of this code that specifically apply to existing conditions are retroactive.

Additions or alterations shall not be made to an existing building that will cause the existing building or structure to be in violation of any provisions of this chapter nor shall such addition or alteration cause an existing building or structure to become unsafe. An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or structure to become structurally unsafe or overloaded; will not provide adequate access in compliance with the provisions of this chapter or will obstruct existing exits or access; will create a fire hazard; will reduce required fire resistance or will otherwise create conditions dangerous to human life.

California Building Code, Section 701A.3.5 is added to read as follows:

**701A.3.5 Maintenance.** Buildings, structures, landscapes material vegetation, defensible space or other devices or safeguards required by this chapter shall be maintained in



conformance with the code edition under which installed. The owner or the owner's authorized agent shall be responsible for the maintenance of buildings, structures, landscape material and vegetation.

California Building Code, Section 701A.5 is amended to read as follows:

**701A.5 Vegetation management compliance.** Prior to building permit final approval, the property shall be in compliance with vegetation management requirements prescribed in California Fire Code Section 4906, including California Resource Public Resources Code 4291, California Government Code Section 51182 or City of Santa Rosa Hazardous Vegetation and Fuels Management Ordinance. Acceptable methods of compliance inspection and documentation shall be determined by the enforcing agency and shall be permitted to include any of the following:

1. Local, state or federal fire authority or designee authorized to enforce vegetation management requirements.
2. Enforcing agency.
3. Third party inspection and certification authorized to enforce vegetation management requirements.
4. Property owner certification authorized by the enforcing agency.

California Building Code, Section 702A is amended to read as follows:

**WILDLAND-URBAN INTERFACE FIRE AREA.** A geographical area identified by the City of Santa Rosa as a "Fire Hazard Severity Zone" in accordance with the Public Resources Code, Sections 4201 through 4204, and Government Code, Sections 51175 through 51189, or other areas designated by the enforcing agency to be at a significant risk from wildfires, as designated on the map titled Wildland-Urban Interface Fire Area, dated January 28, 2009.

California Building Code, Section 705A.2.1 is added to read as follows:

**705A.2.1 Prohibited materials.** Fire-retardant-treated wood shingles and shakes are prohibited in Wildland-Urban Interface Areas.

California Building Code, Section 707A.3.3 is added to read as follows:

**707A.3.3 Prohibited materials.** Fire-retardant-treated wood shingles and shakes are prohibited in Wildland-Urban Interface Areas.

California Building Code, Section 710A.3 is amended to read as follows:

**710A.3 Where required.** No requirements shall apply to accessory buildings or miscellaneous structures when not exceeding 1,000 square feet located at least 50 feet from applicable buildings. Applicable accessory buildings and attached miscellaneous structures, or detached miscellaneous structures that are installed at a distance of less than 3 feet from an applicable building, shall comply with this section. When required by the

enforcing agency, detached miscellaneous structures that are installed at a distance of more than 3 feet but less than 50 feet from an applicable building shall comply with the requirements of this section.

California Building Code, Section 710A.3.4 is added to read as follows:

**710A.3.3.4 Fences.** Fences connected to dwellings or accessory structures shall have the attachment and first five feet be constructed of noncombustible materials.

**Exception:** Structures protected with a fire sprinkler system shall have the attachment and first three feet be constructed of noncombustible materials.”

**Section 18-16.902 of the Santa Rosa City Code is amended to read as follows:**

**“18-16.902 Definitions.**

California Building Code Section 902 is amended to add or amend the following definitions:

**[F] NUISANCE ALARM.** An unwarranted 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.

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

7. 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 50 percent of the existing gross floor area.
8. 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.
9. 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.
10. 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.
11. 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.
12. The cost of which equals to or exceeds 50 percent of the market value of the structure before the improvement or repair is started.
  - 12.1. 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.
  - 12.2. Any alteration of a historic structure provided that the alteration will not preclude the structure’s continued designation as a historic structure.

**WILDLAND-URBAN INTERFACE FIRE AREA (WUI).** [SFM] (See California Fire Code Section 4902 and Chapter 7A, Section 702A of this code for defined term.)”

**Section 18-16.903.2 of the Santa Rosa City Code is amended to read as follows:**

**“18-16.903.2 Where required.**

California Building 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 903.2.20. 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.”

**Section 18-16.903.2.1.6 of the Santa Rosa City Code is amended to read as follows:**

**“18-16.903.2.1.6. Assembly Occupancies on roofs.**

California Building 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.”

**Section 18-16.903.2.3 of the Santa Rosa City code is amended to read as follows:**

**“18-16.903.2.3. Group E.**

California Building 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 12<sup>th</sup> grade, see Section 903.2.19 through 903.2.20.”

**Section 18-16.903.2.5.3 of the Santa Rosa City Code is deleted.**

**Section 18-16.903.2.8.1 of the Santa Rosa City Code is amended to read as follows:**

**“18-16.903.2.8.1. Group R-3.**

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

**903.2.8.1 Group R-3.** An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be 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 or NFPA 13D. 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.”

**Section 18-16.903.2.18 of the Santa Rosa City Code is amended to read as follows:**

**“18-16.903.2.18 Group U private garages and carports accessory to Group R-3 occupancies.**

California Building Code, Section 903.2.18 is amended to read as follows, with the exception being 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/ft<sup>2</sup> 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.”

**Section 18-16.903.2.20 of the Santa Rosa City Code is deleted:**

**Section 18-16.903.2.20.1 of the Santa Rosa City Code is deleted:**

**Section 18-16.903.2.20.2 of the Santa Rosa City Code is deleted:**

**Section 18-16.903.2.20.3 of the Santa Rosa City Code is deleted:**

**Section 18-16.903.3.9 of the Santa Rosa City Code is added to read as follows:**

**“18-16.903.3.9 Floor control Valves.**

California Building Code, Section 903.3.9 is amended to read as follows:

**903.3.9 Floor control valves.** Floor control valve 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.”

**Section 18-16.903.6 of the Santa Rosa City Code is amended to read as follows:**

**“18-16.903.6 Where required in existing buildings:**

California Building 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 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.”

**Section 18-16.903.6.1 of the Santa Rosa City Code is deleted.**

**Section 18-16.903.6.2 of the Santa Rosa City Code is deleted.**

**Section 18-16.903.6.3 of the Santa Rosa City Code is deleted.**

**Section 18-16.904.12 of the Santa Rosa City Code is deleted:**

**Section 18-16.905.3.1(2) of the Santa Rosa City Code is amended to read as follows:**

**“18-16.905.3.1 Height.**

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

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 (9144 mm) 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 (9144 mm) 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.

**Exceptions:**

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 (45 720 mm) 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 determined by the Fire Code Official a standpipe system is not warranted in three-story buildings.”

**Section 18-16.905.9 of the Santa Rosa City Code is deleted.**

**Section 18-16.907.6.6 of the Santa Rosa City Code is added to read as follows:**

**“18-16.907.6.6 Monitoring.**

California Building 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.”

**Section 18-16.907.8.1 of the Santa Rosa City Code is deleted.**

**Section 18-16.910.1 of the Santa Rosa city Code is deleted**

**Section 18-16.1505.1 of the Santa Rosa City Code is added to read as follows:**

**“18-16.1505.1 General.**

California Building Code, Section 1505.1 is amended to read as follows:

**1505.1 General.** Roof assemblies shall be minimum Class A roof assemblies. Class A roof assemblies and roof coverings required to be listed by this section shall be tested in accordance with ASTM E108 or UL 790. In addition, fire-retardant-treated wood roof coverings shall be tested in accordance with ASTM D2898.

**Exception:** Skylights and sloped glazing that comply with Chapter 24 or Section 2610.”

**Section 18-16.Table 1505.1 of the Santa Rosa City Code is added to read as follows:**

**“18-16.Table 1501.1 Minimum Roof Covering Classification for Types of Construction**

California Building Code Table 1505.1 is deleted.”

**Section 18-16.1505.1.1 of the Santa Rosa City Code is added to read as follows:**

**“18-16.1505.1.1 Roof coverings within Very High Fire Hazard Severity Zones, State Responsibility Areas and all other areas.**

California Building Code, Section 1505.1.1 is amended to read as follows:

**1505.1.1 Roof coverings within Very High Fire Hazard Severity Zones, State Responsibility Areas and all other areas.** The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced or recovered within any one-year period, the entire roof covering of every new structure and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be fire-retardant covering that is at least Class A.

**Exception:** The requirements shall not apply in any jurisdiction that adopts the model ordinance approved by the State Fire Marshal pursuant to Section 51189 of the Government Code or an ordinance that substantially conforms to the model ordinance and transmits a copy to the State Fire Marshal.”

**Section 18-16.1505.1.2 of the Santa Rosa City Code is added to read as follows:**

**“18-16.1505.1.2 Roof coverings within State responsibility areas.**

California Building Code Section 1505.1.2 is deleted.”

**Section 18-16.1505.1.3 of the Santa Rosa City Code is added to read as follows:**

**‘18-16.1505.1.3 Roof coverings within all other areas.**

California Building Code Section 1505.1.3 is deleted.”

**Section 18-16.1505.3 of the Santa Rosa City Code is added to read as follows:**

**“18-16.1505.3 Class B roof assemblies.**

California Building Code Section 1505.3 is deleted.”

**Section 18-16.1505.4 of the Santa Rosa City Code is added to read as follows:**

**“18-16.1505.4 Class C roof assemblies.**

California Building Code Section 1505.4 is deleted.”

**Section 18-16.1505.5 of the Santa Rosa City code is added to read as follows:**

**“18-16.1505.5 Nonclassified Roofing.**

California Building Code Section 1505.5 is deleted.”

**Section 18-16.1505.6 of the Santa Rosa City Code is added to read as follows:**

**“18-16.1505.6 Fire-retardant-treated wood shingles and shakes.**

California Building Code Section 1505.6 is amended to add the following exception:

**1505.6 Fire-retardant-treated wood shingles and shakes. Exception Added:** Fire-retardant-treated wood shingles and shakes are prohibited in Wildland-Urban Interface Areas.”

**Section 18-16.1505.7 of the Santa Rosa City Code is added to read as follows:**

**“18-16.1505.7 Special purpose roofs.**

California Building Code Section 1505.7 is amended to add the following exception:

**1505.7 Special purpose roofs. Exception Added:** Fire-retardant-treated wood shingles and shakes are prohibited in Wildland-Urban Interface Areas.”

**Section 18-16.1804.3 of the Santa Rosa City Code is amended to read as follows:**

**“18-16.1804.3 Site Grading.**

California Building Code, Section 1804.3, Site grading, is amended to include Exception #3 and shall read as follows:



**Section 1804.3 Exception #3:** A drainage system designed by a registered design professional based on recommendations provided by a soils/geotechnical engineer may be approved by the Building Official as meeting the intent of this section.”

**Section 18-16.3102.2 of the Santa Rosa City Code is deleted.**

**Section 18-16.3103.1.2 of the Santa Rosa City Code is added to read as follows:**

**“18-16.3103.1.2 Permit Required.**

California Building Code Section 3103.1.2 is amended to read as follows:

**Section 3103.1.2 Permit Required.** Temporary structures that cover an area greater than 400 square feet (11.16 m<sup>2</sup>), including connecting areas or spaces with a common means of egress or entrance that are used or intended to use for the gathering together of 10 or more persons, shall not be erected, operated or maintained for any purpose without obtaining a permit from the building official.”

**Section 18-16.3311.3 of the Santa Rosa City Code is added to read as follows:**

**“18-16.3311.3 Detailed requirements.**

California Building Code, Section 3311.3 is amended to read as follows:

**3311.3 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.”

**Section 18-16.3312.3 of the Santa Rosa City Code is amended to read as follows:**

**“18-16.3312.3 Where Required**

California Building Code Section 3312.3 is amended to read as follows:

**Section 3312.3 Where Required.** In buildings of combustible construction required to have automatic sprinkler system by Section 903, automatic sprinkler system shall be installed prior to construction exceeding 40 feet 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.”

**Section 18-16.3312.4 of the Santa Rosa City Code is added to read as follows:**

**“18-16.3312.4 Buildings being demolished.**

California Building Code Section 3312.4 is added to read as follows:

**Section 3312.4 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.”

**Section 18-16.3312.5 of the Santa Rosa City Code is added to read as follows:**

**“18-16.3312.5 Detailed Requirements.**

California Building Code Section 3312.5 as added to read as follows:

**3312.5 Detailed requirements.** Automatic sprinkler systems shall be installed in accordance with the provisions of Section 903.”

**Section 18-16.NFPA of the Santa Rosa City Code is amended to read as follows:**

**“18-16.NFPA Chapter 35 Referenced Standards-NFPA**

California Building Code, Chapter 35 is amended as follows:

**13-16: Standard for the installation of Sprinkler Systems as amended\*\***

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

**Revise Section 25.5.1 as follows:**

**25.5.1** The installing contractor shall identify a hydraulically designed sprinkler system with permanently raised, stamped or etched marked weatherproof metal or ridged plastic sign secured with corrosion resistant wire, chain, or other approved means. Such signs shall be placed at the alarm valve, dry pipe valve, preaction valve, or deluge valve supplying the corresponding hydraulically designed area. Pipe schedule systems shall be provided with a sign indicating that the system was designed and installed as a pipe schedule system and the hazard classification(s) included in the design.

**13D-16: Standard for the installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes as amended\*\***

**\*\*NFPA 13D, additional amended 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.

**13R-16 - Standard for the installation of Sprinkler Systems in Residential Occupancies up to and including Four Stories in Height as amended\*\***

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

**Add Section 6.6.6.1 as follows:**

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

**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, 4<sup>th</sup> edition, 1995, which is hereby incorporated by reference.

**3314.5 Detailed requirements.** Automatic sprinkler systems shall be installed in accordance with the provisions of Section 903.”

**Section 5. Chapter 18-20 of the Santa Rosa City Code Property Maintenance Code**

A. The existing sections of Chapter 18-20 of the Santa Rosa City Code that are not expressly repealed or amended by this ordinance are hereby readopted without change and shall apply, as applicable, to the model codes herein adopted.

B. The following sections of Chapter 18-20 of the Santa Rosa City Code are amended as follows:

**Section 18-20.010 of the Santa Rosa City Code is amended to read as follows:**

**“18-20.010 Citation of International Property Maintenance Code.**

For purposes of citation, all sections of the International Property Maintenance Code, 2018 Edition, published by the International Code Council, as adopted by reference and amended in this Title 18, are renumbered by adding “18-20.” before each section number.”

**Section 18-20.7 of the Santa Rosa City Code is added to read as follows:**

**“18-20.7 Chapter 7 Fire Safety Requirements.**

International Property Maintenance Code Chapter 7 is amended as follows:

**Section 7 Fire Safety Requirements.** All references to any International Code shall be considered to reference the California Fire Code, California Building Code, or California Residential Code as-applicable.”

**Section 6. Chapter 18-22 of the Santa Rosa City Code California Residential Code**

A. The existing sections of Chapter 18-22 of the Santa Rosa City Code that are not expressly repealed or amended by this ordinance are hereby readopted without change and shall apply, as applicable, to the model codes herein adopted.

B. The following sections of Chapter 18-22 of the Santa Rosa City Code are amended as follows:

**Section 18-22.010 of the Santa Rosa City Code is amended to read as follows:**

**“18-22.010 Citation of California Residential Code.**

For purposes of citation, all sections of the California Residential Code, Part 2.5 of Title 24, 2019 Edition, published by the International Code Council, as amended by the California Building Standards Commission, and its Appendix H, Patio Covers; Appendix J, Existing Buildings and Structures; Appendix K, Sound Transmission, Appendix Q, Tiny Houses, Appendix R, Light Straw-Clay Construction, Appendix S, Strawbale Construction, Appendix T, Solar Ready Provisions-Detached One and Two Family Dwellings, and Townhouses , and Appendix X, Emergency Housing as adopted by reference and amended in this Title 18, are renumbered by adding “18-22.” before each section number.”

**Section 18-22.R202 of the Santa Rosa City Code is amended to read as follows:**

**“18-22.R202 Definitions.**

California Residential Code Section R202 is amended to read as follows:

**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 50 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.”

**WILDLAND-URBAN INTERFACE FIRE AREA (WUI).** [SFM] (See California Fire Code Section 4902 and Chapter 3, Section R337.2 of this code for defined term.)

**Section 18-22R.302.2.5 of the Santa Rosa City Code is deleted.**

**Section 18-22R.302.2.5.1 of the Santa Rosa City Code is deleted.**

**Section 18-22R.302.2.5.2 of the Santa Rosa City Code is deleted.**

**Section 18-22R.302.2.5.3 of the Santa Rosa City Code is deleted.**

**Section 18-22R.309.6 of the Santa Rosa City Code is added to read as follows:**

**“18-22R.309.6 Fire sprinklers, attached garages, and carports with habitable space above.**

California Residential Code Section R309.6 exception deleted.”

**Section 18-22R.313.1 of the Santa Rosa City Code is amended to read as follows:**

**“18-22.R313.1. Townhouse automatic fire sprinkler systems.**

California Residential Code, Section R313.1 is amended to read as follows, with the exception deleted:

**R313.1 Townhouse automatic fire sprinkler systems.** An automatic residential fire sprinkler system shall be installed in townhouses and multi-family manufactured homes with two or more dwelling units in accordance with Title 25 of the California Code of Regulations.

**Exceptions:**

1. 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.
2. Detached Group U Occupancies not greater than 1,000 square feet.”

**Section 18-22.R313.1.2 of the Santa Rosa City Code is amended to read as follows:**

**“18-22.R313.1.2 Substantial improvement.**

California Residential Code, Section R313.1.2 is added to read as follows:

**R313.1.2 Substantial improvement.** An automatic fire sprinkler system shall be provided throughout al townhouses that undergo a substantial improvement.”

**Section 18-22.R313.1.3 of the Santa Rosa City Code is deleted.**



**Section 18-22.R313.1.4 of the Santa Rosa City Code is deleted.**

**Section 18-22.R313.2 of the Santa Rosa City Code is amended to read as follows:**

**“18-22.R313.2 one-and two-family dwellings automatic fire sprinkler systems.**

California Residential Code, Section R313.2 is amended to read as follows:

**R313.2 One- and two-family dwellings automatic fire sprinkler systems.** An automatic residential fire sprinkler system shall be installed in townhouses. Group R-3 occupancies permitted under this code shall be provided throughout regardless of square footage with an automatic sprinkler system inclusive of 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.

**Exception:**

1. Accessory Dwelling Unit, provided that all of the following are met:
  - 1.1. The unit meets the definition of an Accessory Dwelling Unit as defined in the Government Code Section 65852.2.
  - 1.2. The existing primary residence does not have automatic fire sprinklers.
  - 1.3. The accessory detached dwelling unit does not exceed 1,200 square feet in size.
  - 1.4. The unit is on the same lot as the primary residence.
  - 1.5. The accessory dwelling unit is not attached to garages or has habitable space above carports.
  - 1.6. The accessory dwelling unit meets the requirements of California Fire Code, Sections 503.1.1 and 507.5.1.
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 Group U Occupancies not greater than 1,000 square feet.”

**Section 18-22R.319.1 of the Santa Rosa City code is added to read as follows:**

**“Section 18-22R.319.1 Address Identification.**

California Residential Code Section 319.1 is amended to read as follows:

**R319.1 Address identification. Numbers for one- and two- family dwellings.** Each address identification character shall be not less than four (4) inches high with a minimum stroke width of one-half (0.5) inch.”

**Section 18-22.R337.1.1 of the Santa Rosa City Code is added to read as follows:**

**“18-22.R337.1.1 Scope.**

California Residential Code, Section R337.1.1 is amended to read as follows:

**R337.1.1 Scope.** This chapter applies to building materials, systems and/or assemblies used in the exterior design, construction, alteration, movement, repair, maintenance and use of any building, structure or premises located within a Wildland-Urban Interface Fire Area as defined in Sections R337.2A.

Buildings or conditions in existence at the time of the adoption of this code are allowed to have their use or occupancy continued, if such condition, use or occupancy was legal at the time of the adoption of this code, provided that such continued use does not constitute a distinct danger to life or property.

Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new buildings or structures.”

**Section 18-22.R337.1.3 of the Santa Rosa City Code is added to read as follows:**

**“18-22.R337.1.3 Application.**

California Residential Code, Section R337.1.3 is amended to read as follows:

**R337.1.3 Application.** Buildings located in any Fire Severity Zone or any Wildland-Urban Interface Zone designated by the enforcing agency constructed, altered, moved, repaired or maintained after the application date shall comply with the provisions of this chapter.

**Exceptions:**

1. Buildings of an accessory character classified as a Group U occupancy and not exceeding 120 square feet in floor area, when located at least 30 feet from an applicable building.
2. Buildings of an accessory character classified as Group U occupancy not exceeding 1,000 square feet located at least 50 feet from applicable buildings.
3. Buildings classified as a Group U Agricultural Building, as defined in Section 202 of this code (see also Appendix C – Group U Agricultural Buildings), when located at least 50 feet from applicable buildings.
4. Group C, special buildings conforming to the limitations specified in Section 450.4.1.

For the purposes of this section and Section R337.10, applicable buildings include all buildings that have residential, commercial, educational, institutional, or similar occupancy type use.”

**Section 18-22.R337.1.3.1 of the Santa Rosa City Code is added to read as follows:**

**“18-22.R337.1.3.1 Application Date and where required.**

California Residential Code, Section R337.1.3.1 is amended to read as follows, with the exceptions deleted:

**R337.1.3.1 Application date and where required.** Buildings for which an application for a building permit is submitted on or after July 1, 2008 located in any Fire Severity Zone or Wildland-Urban Interface Fire Area shall comply with all sections of this chapter, including all of the following:

1. All unincorporated lands designated by the State Board of Forestry and Fire Protection as State Responsibility Area (SRA) including:
  - 1.1. Moderate Fire Hazard Severity Zones.
  - 1.2. High Fire Severity Zones.
  - 1.3. Very-high Fire Severity Zones.
  - 1.4. Wildland-Urban Interface Areas
2. Land designated as Very-high Fire Hazard Severity Zone by cities and other local agencies.
3. Land designated as Wildland-Urban Interface Fire Areas by cities and other local agencies.”

**Section 18-22.R337.1.3.2 of the Santa Rosa City Code is added to read as follows:**

**“18-22.R337.1.3.2 Retroactivity.**

California Residential Code, Section R337.1.3.2 is added to read as follows:

**R337.1.3.2 Retroactivity.** The provisions of the chapter shall apply to conditions arising after the adoption thereof, conditions not legally in existence at the adoption of this code and conditions that, in the opinion of the building and/or fire code official, constitute a distinct hazard to life or property.

**Exception:** Provisions of this chapter that specifically apply to existing conditions are retroactive.”

**Section 18-22.R337.1.3.3 of the Santa Rosa city Code is added to read as follows:**

**“18-22.R337.1.3.3 Additions or alterations.**

California Residential Code, Section R337.1.3.3 is added to read as follows:

**R337.1.3.3 Additions or alterations.** Additions or alterations shall be permitted to be made to any building or structure without requiring the existing building or structure to comply with all of the requirements of this chapter, provided that the addition or alteration conforms to that required for a new building or structure.

**Exception:** Provisions of this code that specifically apply to existing conditions are retroactive.

Additions or alterations shall not be made to an existing building that will cause the existing building or structure to be in violation of any provisions of this chapter nor

shall such addition or alteration cause an existing building or structure to become unsafe. An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or structure to become structurally unsafe or overloaded; will not provide adequate access in compliance with the provisions of this chapter or will obstruct existing exits or access; will create a fire hazard; will reduce required fire resistance or will otherwise create conditions dangerous to human life.”

**Section 18-22.R337.1.3.4 of the Santa Rosa City Code is added to read as follows:**

**“18-22.R337.1.3.4 Maintenance**

California Residential Code, Section R337.1.3.4 is added to read as follows:

**R337.1.3.4 Maintenance.** Buildings, structures, landscapes material vegetation, defensible space or other devices or safeguards required by this chapter shall be maintained in conformance with the code edition under which installed. The owner or the owner’s authorized agent shall be responsible for the maintenance of buildings, structures, landscape material and vegetation.”

**Section 18-22.R337.1.5 of the Santa Rosa City code is added to read as follows:**

**“18-22.R337.1.5 Vegetation management compliance.**

California Residential Code, Section R337.1.5 is amended to read as follows:

**R337.1.5 Vegetation management compliance.** Prior to building permit final approval, the property shall be in compliance with vegetation management requirements prescribed in California Fire Code Section 4906, including California Resource Public Resources Code 4291, California Government Code Section 51182 or City of Santa Rosa Hazardous Vegetation and Fuels Management Ordinance. Acceptable methods of compliance inspection and documentation shall be determined by the enforcing agency and shall be permitted to include any of the following:

1. Local, state or federal fire authority or designee authorized to enforce vegetation management requirements.
2. Enforcing agency.
3. Third party inspection and certification authorized to enforce vegetation management requirements.
4. Property owner certification authorized by the enforcing agency.”

**Section 18-22.R337.1.6 of the Santa Rosa City Code is added to read as follows:**

**“18-22.R337.1.6 Application to accessory buildings and miscellaneous structures.**

California Residential Code, Section R337.1.6 is amended to read as follows:

**R337.1.6 Application to accessory buildings and miscellaneous structures.** Accessory buildings and miscellaneous structures specified in Section 710A shall comply only with the requirements of that section.”

**Section 18-22.R337.2 of the Santa Rosa city Code is added to read as follows:**

**“18-22.R337.2 Definitions**

California Residential Code, Section 337.2 amends the following definition:

**WILDLAND-URBAN INTERFACE FIRE AREA.** A geographical area identified by the City of Santa Rosa as a “Fire Hazard Severity Zone” in accordance with the Public Resources Code, Sections 4201 through 4204, and Government Code, Sections 51175 through 51189, or other areas designated by the enforcing agency to be at a significant risk from wildfires, as designated on the map titled Wildland-Urban Interface Fire Area, dated January 28, 2009.”

**Section 18-22.R337.5.2.1 of the Santa Rosa City Code is added to read as follows:**

**“18-22.R337.5.2.1 Prohibited materials.**

California Residential Code, Section R337.5.2.1 is added to read as follows:

**R337.5.2.1 Prohibited materials.** Fire-retardant-treated wood shingles and shakes are prohibited in Wildland-Urban Interface Areas.”

**Section 18-22.R337.10.3 of the Santa Rosa City Code is added to read as follows:**

**“18-22.R337.10.3 Where required.**

California Residential Code, Section R337.10.3 is amended to read as follows:

**R337.10.3 Where required.** No requirements shall apply to accessory buildings or miscellaneous structures when not exceeding 1,000 square feet located at least 50 feet from applicable buildings. Applicable accessory buildings and attached miscellaneous structures or detached miscellaneous structures that are installed at a distance of less than 3 feet from an applicable building, shall comply with this section. When required by the enforcing agency, detached miscellaneous structures that are installed at a distance of more than 3 feet but less than 50 feet from an applicable building shall comply with the requirements of this section.

California Residential Code, Section R337.10.3.4 is added to read as follows:

**R337.10.3.4 Fences.** Fences connected to dwellings or accessory structures shall have the attachment and first five feet be constructed of noncombustible materials.

**Exception:** Structures protected with a fire sprinkler system shall have the attachment and first three feet be constructed of noncombustible materials.”

**Section 18-22R.902.1 of the Santa Rosa City Code is added to read as follows:**

**“18-22R.902.1 Roofing covering materials.**

California Residential Code Section R902.1 is amended to read as follows:

**R902.1 Roofing covering materials.** Roofs shall be covered with materials as set forth in Sections R904 and R905. A minimum Class A roofing shall be installed in all areas designated by this section. Class A roofing required by this section to be listed shall be tested in accordance with UL 790 or ASTM E108.

Exceptions:

1. Class A roof assemblies include those with coverings of brick, masonry and exposed concrete roof deck.
2. Class A roof assemblies include ferrous or copper shingles or sheets, metal sheets and shingles, clay or concrete roof tile, or slate installed on noncombustible decks.
3. Class A roof assemblies include minimum 16 ounces per square foot copper sheets installed over combustible decks.
4. Class A roof assemblies include slate installed over combustible decks.”

**Section 18-22R.902.1.1 of the Santa Rosa City Code is added to read as follows:**

**“18-22R.902.1.1. Roof coverings within very-high fire hazard severity zones.**

California Residential Code Section R902.1.1 is amended to read as follows:

**R902.1.1 Roof coverings within Very High Fire Hazard Severity Zones, State Responsibility Areas and all other areas.** The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced or recovered within any one-year period, the entire roof covering of every new structure and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be fire-retardant covering that is at least Class A.

**Exception:** The requirements shall not apply in any jurisdiction that adopts the model ordinance approved by the State Fire Marshal pursuant to Section 51189 of the Government Code or an ordinance that substantially conforms to the model ordinance and transmits a copy to the State Fire Marshal.”

**Section 18-22R.902.1.2 of the Santa Rosa City Code is added to read as follows:**

**“18-22R.902.1.2. Roof coverings within State responsibility areas.**

California Residential Code Section R902.1.2 is deleted.”

**Section 18-22R.902.1.3 of the Santa Rosa City Code is added to read as follows:**

**“18-22R.902.1.3. Roof coverings in all other areas.**

California Residential Code Section R902.1.3 is deleted.”

**Section 18-22R.902.1.4. of the Santa Rosa City Code is added to read as follows:**

**“18-22R.902.1.4. Roofing requirements in a wildland-urban interface fire area.**

California Residential Code Section R902.1.4 is deleted.”

**Section 18-22R.902.2 of the Santa Rosa City Code is added to read as follows:**

**“18-22R.902.2 Fire-retardant-treated shingles and shakes.**

California Residential Code Section R902.2 is amended to add the following exception:

**R902.2 Fire-retardant-treated wood shingles and shakes. Exception #3  
Added:** Fire-retardant-treated wood shingles and shakes are prohibited in  
Wildland-Urban Interface Areas.”

**Section 18-22.R902.4 of the Santa Rosa City Code is added to read as follows:**

**“18-22.R902.4 Rooftop-mounted photovoltaic panel systems.**

California Residential Code Section R902.4 is amended to add the following exception:

**R902.4 Rooftop-mounted photovoltaic panel systems.** Rooftop-mounted photovoltaic panel systems installed on or above the roof covering shall be tested, listed and identified with a fire classification in accordance with UL 1703 and UL 2703. Class A photovoltaic panel systems and modules shall be installed in all areas, in jurisdictions designated by law as requiring their use.”

**Section 18-22 Chapter 44 of the Santa Rosa City Code is amended to read as follows:**

**“Section 18-22 Chapter 44 Referenced Standards.**

California Residential Code, Chapter 44, Referenced Standards is amended to read as follows:

**13-16: Standard for the installation of Sprinkler Systems as amended\*\***

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

**Revise Section 25.5.1 as follows:**

**25.5.1** The installing contractor shall identify a hydraulically designed sprinkler system with permanently raised, stamped or etched marked weatherproof metal or ridged plastic sign secured with corrosion resistant wire, chain, or other approved means. Such signs shall be placed at the alarm valve, dry pipe valve, preaction valve, or deluge valve supplying the corresponding hydraulically designed area. Pipe schedule systems shall be provided with a sign indicating that the system was designed and installed as a pipe schedule system and the hazard classification(s) included in the design.

**13D-16:-- Standard for the installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes as amended\*\***

**\*\*NFPA 13D, additional amended 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:

- (6) 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.



- (7) Pump motors using ac power shall be rated for 240 V and wired in accordance with the NEC (NFPA 70).
- (8) Any disconnecting means for the pump shall be approved.
- (9) The pump shall be located not less than 1 ½ inch off the floor.
- (10) 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:

- (3) The water supply shall serve both domestic and fire sprinkler systems.
  - (g) 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.
  - (h) Any disconnecting means for the pump shall be approved.
  - (i) A method for refilling the tank shall be piped to the tank.
  - (j) A method of seeing the water level in the tank shall be provided without having to open the tank.
  - (k) The pump shall be located not less than 1 ½ inch off the floor.
  - (l) Exterior pumps shall be installed in a well ventilated, weather protected area or shelter.
- (4) A stand-alone water supply for fire sprinkler system is permitted if the following conditions are met:
  - (l) 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.
  - (m) The pump shall be a stainless steel 240-volt pump,
  - (n) A valve shall be provided to exercise the pump. The discharge of the exercise valve shall drain to the tank, and
  - (o) A sign shall be provided stating: “Valve must be opened monthly for 5 minutes.”
  - (p) 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.
  - (q) 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.
  - (r) Any disconnecting means for the pump shall be approved.
  - (s) A method for refilling the tank shall be piped to the tank.
  - (t) A method of seeing the water level in the tank shall be provided without having to open the tank.
  - (u) The pump shall be located not less than 1 ½ inch off the floor.
  - (v) 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.

**13R-16 - Standard for the installation of Sprinkler Systems in Residential Occupancies up to and including Four Stories in Height as amended\*\***

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

**Add Section 6.6.6.1 as follows:**

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

**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:

8. The words “DO NOT REMOVE BY ORDER OF THE FIRE CODE OFFICIAL”
9. Concern Name/Company Name
10. Concern Physical Address
11. Concern Phone Number
12. License Number (State of California Contractor State License Board License)
13. Date of service or testing and maintenance
14. 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, 4<sup>th</sup> edition, 1995, which is hereby incorporated by reference.”

**Section 18-22R.AJ102.10 of the Santa Rosa City Code is amended to read as follows:**

**“18-22R.AJ102.10 Fire Sprinklers**

California Residential Code Section AJ102.10 is added to read as follows:

**AJ102.10.** Automatic fire sprinkler systems shall be required for all substantial improvements in accordance with Chapter 3, Section R313 or NFPA 13D as determined by the fire code official.”

**Section 18-22R.AU 103.1 of the Santa Rosa City Code is deleted.**

**Section 7. Chapter 18-24 of the Santa Rosa City Code California Plumbing Code**

The existing sections of Chapter 18-24 of the Santa Rosa City Code that are not expressly repealed or amended by this ordinance are hereby readopted without change and shall apply, as applicable, to the model codes herein adopted.

**Section 18-24.010 of the Santa Rosa City Code is amended to read as follows:**

**“Section 18-24.010 Citation of California Plumbing Code.**

For purposes of citation, all sections of the California Plumbing Code, Part 5 of Title 24, 2019 Edition, published by the International Association of Plumbing and Mechanical Officials and its IAPMO Installation Standards, and Appendix A, Recommended Rules for Sizing the Water Supply System; Appendix B, Explanatory Notes on Combination Waste and Vent Systems; Appendix C, Alternate Plumbing Systems; Appendix D, Sizing Storm Water Drainage Systems; Appendix I, Installation Standards, as amended by the California Building Standards Commission, as adopted by reference and amended in this Title 18, are renumbered by adding “18-24.” before each section number.”

**Section 8. Chapter 18-32 of the Santa Rosa City Code California Electrical Code**

A. The existing sections of Chapter 18-32 of the Santa Rosa City Code that are not expressly repealed or amended by this ordinance are hereby readopted without change and shall apply, as applicable, to the model codes herein adopted.

B. The following sections of Chapter 18-32 of the Santa Rosa City Code are amended as follows:

**Section 18-32.010 of the Santa Rosa City Code is amended to read as follows:**

**“18-32.010 Citation of California Electrical Code.**

For purposes of citation, all sections of the California Electrical Code, Part 3 of Title 24, 2019 Edition, including Article 517 “Health Care Facilities”, published by the National Fire Protection Association and amended by the California Building Standards Commission, including tables, as adopted by reference and amended in this Title 18, are renumbered by adding “18-32.” before each section number.”

**Section 10. Chapter 18-36 of the Santa Rosa City Code California Mechanical Code**

The existing sections of Chapter 18-36 of the Santa Rosa City Code that are not expressly repealed or amended by this ordinance are hereby readopted without change and shall apply, as applicable, to the model codes herein adopted.

**Section 18-36.010 of the Santa Rosa City Code is amended to read as follows:**

**“Section 18-36.010 Citation of California Mechanical Code.**

For purposes of citation, all sections of the California Mechanical Code, Part 4 of Title 24, 02019 Edition, published by the International Association of Plumbing and Mechanical Officials and the California Building Standards Commission, as amended by the California Building Standards Commission, as adopted by reference and amended in this Title 18, are renumbered by adding “18-36.” before each section number.”

**Section 11. Chapter 18-40 of the Santa Rosa City Code Existing Building Code**

**Chapter 18-40 of the Santa Rosa City Code is amended to read as follows:**

**“Chapter 18-40 EXISTING BUILDING CODE  
18-40.010 Citation of California Existing Building Code.**

For purposes of citation, all sections of the California Existing Building Code, Part 10 of Title 24, 2019 Edition, and its Appendix A Guidelines for the Seismic Retrofit of Existing Buildings, Chapter A1 Seismic Strengthening Provisions for Unreinforced Masonry Bearing Wall Buildings; Chapter A3 Prescriptive Provisions for Seismic Strengthening of Cripple Walls and Sill Plate Anchorage of Light, Wood- Frame Residential Buildings; , Chapter A4 Earthquake Risk Reduction in Wood-Frame Residential Buildings with Soft, Weak, or Open Front Walls; and Chapter A5 Referenced Standards; published by the International Code Council and the California Building Standards Commission, as adopted by the California Building Standards Commission, as adopted by reference in this Title 18, are renumbered by adding “18-40.” before each section number.”

**Section 12. Chapter 18-42 of the Santa Rosa City Code California Green Building Standards Code**

**Chapter 18-42 of the Santa Rosa City Code is amended to read as follows:**

**“Chapter 18-42 CALIFORNIA GREEN BUILDING STANDARDS CODE**

**Section 18-42.010 Citation of California Green Building Standards Code.**

For purposes of citation, all sections of the California Green Building Standards Code, Part 11 of Title 24, 2019 Edition, published by the California Building Standards Commission, including its Appendix Chapter A4, Sections A4.1; A4.3, A4.4; A4.5 and A4.6 Residential Voluntary Measures at Tier I level for new structures; and Appendix Chapter A5, Sections A5.1; A5.3; A5.4; A5.5 and A5.6, Nonresidential Voluntary Measures at Tier I level for new structures only, as adopted by reference in this Title 18, are renumbered by adding “18-42.” before each section number.”

**Section 13. Chapter 18-48 of the Santa Rosa City Code Evaluation and Abatement of Existing Buildings**

A. The existing sections of Chapter 18-48 of the Santa Rosa City Code that are not expressly repealed or amended by this ordinance are hereby readopted without change and shall apply, as applicable, to the model codes herein adopted.

B. The following sections of Chapter 18-48 of the Santa Rosa City Code are amended as follows:

**Section 18-48.010 of the Santa Rosa City Code is amended to read as follows:**

**“Section 18-48.010 Purpose.**

- (A) The City of Santa Rosa is located in an area of high seismic activity between the Healdsburg-Rogers Creek and San Andreas Faults. It has and will continue to experience moderate to severe seismic activity in the foreseeable future.
- (B) Existing buildings subject to high seismic hazard levels continue to be a serious life safety danger to the people who live and work in them. The primary goal of seismic retrofits is to improve building performance and life safety during a seismic event. To improve life safety in seismically hazardous buildings, yet keep seismic retrofits economically feasible, the City adopted standards in Resolution 9820 in 1971 which was later repealed and reenacted in certain parts as set forth in this chapter.”

**Section 18-48.020 of the Santa Rosa City Code is amended to read as follows:**

**“Section 18-48.020 Evaluation of existing buildings.**

- (A) This chapter provides procedures for the systematic evaluation and retrofit of existing buildings within the City of Santa Rosa.
- (B) The following classifications of buildings and building elements are subject to evaluation to determine their general structural characteristics, relative safety and general compliance with this chapter:
  - (1) All buildings constructed before December 31, 1957, except public school buildings and one- and two-family wood frame dwellings;
  - (2) All buildings, regardless of when built that do not meet the building benchmark criteria of ASCE 41-13, Table 4-6;
  - (3) All buildings constructed with unreinforced masonry walls;
  - (4) All buildings with concrete or masonry walls that were designed and constructed prior to the initial adoption by the City of Santa Rosa of the 1997 Uniform Building Code or the 2001 California Building code;
    - (a) Thresholds for requiring seismic evaluation of wall anchorage systems, diaphragm chord continuity, and the transfer of forces into diaphragms:

- (i) At time of reroof permit application,
  - (ii) At time of tenant improvement permit application,
  - (iii) Change in use as a condition of granting use permit,
  - (iv) Remodel, addition, or alteration exceeding 10 percent or more of the existing building area,
  - (v) When fire sprinklers are required by the Building or Fire Code or local ordinances;
- (5) Suspension of lighting fixtures in suspended grid ceilings in all buildings regardless of when built;
- (a) Thresholds for requiring suspension bracing for light fixtures:
    - (i) Change in use as a condition of use permit,
    - (ii) At time of tenant improvement application,
    - (iii) Remodels of existing tenant space;
- (6) Existing multi-story construction with second story over open front or garage door opening(s) creating a “soft story” condition as determined by a licensed design professional or the Building Official;
- (a) Thresholds for required lateral bracing of soft story condition shall be:
    - (i) Remodel or addition to lower level or second story over the “soft story” regardless of cost, or
    - (ii) Any remodel or addition to the structure exceeding \$50,000.00.”

**Section 18-48.030 of the Santa Rosa City Code is amended to read as follows:**

**“18-48.030 Scope of evaluation report.**

(A) When a seismic evaluation is required by Section 18-48.020(B), the building owner or authorized representative shall retain a licensed design professional, licensed in the State of California to conduct an evaluation of the existing building and submit a written evaluation report which may include, but not be limited to, the following:

- (1) Scope and Intent: Purpose for the evaluation, summary of the evaluation procedure(s) and the level of investigation conducted;

- (2) Seismic evaluation standard/criteria used, soil factors, level of seismicity, spectral response acceleration parameters, seismic design category, and building performance level (minimum of life safety);
- (3) Site and Building Data:
  - (a) Building address, assessor's parcel number, year built, original design code;
  - (b) Type of use/occupancy, number of stories, story height, total height, building dimensions, and approximate floor area;
  - (c) Type of construction and common building type (per ASCE 41-13, Table 3-1);
  - (d) Structural systems description (framing, seismic-force-resisting-system, floor and roof diaphragm construction including chords and collectors, type of wall anchorage, and foundation system);
  - (e) Nonstructural systems description (all nonstructural elements that affect the seismic performance of the building, or whose failure could cause life safety issues to occupants or persons near the building). The benchmark provisions of ASCE 41-13 do not apply to the evaluation of nonstructural components, (evaluation in accordance with Section 16.17 is required);
  - (f) Soil type; buildings within risk category I or II may assume soil site class D unless site-specific geotechnical information is available.
  - (g) Photos of the building exterior and structural elements;
  - (h) General condition of the structure, any special features, and applicable general comments that pertain to the life safety of the structure. Original construction drawings shall be submitted if available;
  - (i) Observed defects including cracks, uncleanliness, evidence of leaks, foundation settlement, sagging floors, rusting metal, rotting wood, and general deterioration of any other building material used;
  - (j) Findings: A list of seismic deficiencies identified.

**Exception to 18-48.030:** As approved by the building official on a case-by-case basis, a submittal package including all of the following may be accepted as the seismic evaluation report (Structures and buildings larger than 10,000sf may have additional requirements):

- (1) Completed Tier 1 Checklist(s) as required by Table 4-7 of ASCE 41-13 (Life Safety Performance Level) including Quick Checks for Strength and Stiffness per Section 4.5.3;



- (2) Completed Summary Data Sheet found in Appendix C of ASCE 41-13 (Life Safety Performance Level);
  - (3) Evaluation of diaphragms, chords, collectors, ties, and wall anchorage per sections 7.2.9 through 7.2.11.2 of ASCE 41-13. Alternate: Evaluation of diaphragms, chords, collectors, ties, and wall anchorage per sections 12.10 and 12.11 of ASCE 7-16, with a design spectral response acceleration parameter at short periods ( $S_{DS}$ ) determined per section 12.8.1.3.
- (A) The seismic evaluation report shall include the determination that the building either complies or does not comply with the requirements of the Uniform Building Code, 1955 Edition, including earthquake provisions (applicable only to buildings constructed prior to 1958), or the benchmark building criteria identified in ASCE 41-13, Sections 4.3 through 4.4 and Table 4-6. If the building is determined to comply, it is exempt from the provisions of this chapter.
- (B) Seismic evaluation reports that determine a building is not in compliance with the 1955 Uniform Building Code or the benchmark building criteria of ASCE 41-13, shall include recommendations to mitigate noncompliance/deficiencies through seismic retrofit.”

**Section 18-48.050 of the Santa Rosa City Code is amended to read as follows:**

**“18-48.050 Requirements for continued use of structure.**

Seismic retrofit design and construction shall be performed under the direct supervision of a design professional licensed in the State of California and shall be based upon the following standards:

- (A) 2019 California Building Code Title 24, Part 2
  - (B) 2019 California Existing Building Code Title 24, Part 10
  - (C) 2019 California Historical Building Code Title 24, Part 8;”
  - (D) ASCE 41-13 (or ASCE 41-17, Collapse Prevention Performance Level) Seismic Evaluation and retrofit of Existing Buildings;
  - (E) Any other national recognized standard for rehabilitation of existing buildings approved by the Building Official.”
- Structural observation in accordance with Section 1704 of the California Building Code shall be required for all structures in which a seismic retrofit is being performed. Structural observation shall include visual observation of work for conformance to the

approved construction documents and confirmation of existing conditions assumed during design.”

**Section 14. Chapter 18-64 of the Santa Rosa City Code Historical or Architecturally Significant Buildings**

A. The existing sections of Chapter 18-64 of the Santa Rosa City Code that are not expressly repealed or amended by this ordinance are hereby readopted without change and shall apply, as applicable, to the model codes herein adopted.

B. The following section of Chapter 18-64 of the Santa Rosa City Code is amended as follows:

**Section 18-64.010 of the Santa Rosa City Code is amended to read as follows:**

**“Section 18-64.010 Purpose.**

In order to maintain the historical and architectural integrity of buildings designated as historical or architecturally significant buildings within the community consistent with objectives of the urban design element of the General Plan, it is necessary to provide necessary code alternatives of rehabilitation and restoration of such buildings. Such alternative building regulations are intended to facilitate the restoration or changes of occupancy so as to preserve the original or restored architectural elements and features, to provide a cost-effective approach to the preservation of historical or architecturally significant buildings and to provide for the safety of the building occupants consistent with the Title 24, Part 8, of the 2019 California Historical Building Code.”

**Section 15. Chapter 18-69 of the Santa Rosa City Code**

**Section 18-69 of the Santa Rosa City Code is added to read as follows:**

**“Chapter 18-69 EXPEDITED PERMIT PROCESS FOR ELECTRIC VEHICLE CHARGING STATIONS**

**18-69.010 Purpose and Intent.**

The purpose of this chapter is to provide an expedited, streamlined Electric Vehicle Charging Station permitting process that complies with AB 1236 (Chapter 598, Statutes 2015, California Government Code Section 65850.7) in order to achieve timely and cost effective installations of electric vehicle charging stations. This chapter encourages the use of electric vehicle charging stations by removing unreasonable barriers, minimizing costs to property owners and the City and expanding the availability of electric vehicle charging station installations to property owners. This chapter allows the City to achieve these goals while protecting the public health and safety.

### **18-69.020 Definitions.**

As used in this chapter:

- (1) “A feasible method to satisfactorily mitigate or avoid the specific, adverse impact” includes, but is not limited to, any cost-effective method, condition, or mitigation imposed by a city, county, or city and county on another similarly situated application in a prior successful application for a permit.
- (2) “Electronic submittal” means the utilization of one or more of the following:
  - (A) Email.
  - (B) The Internet.
  - (C) Facsimile.
- (3) “Electric vehicle charging station” or “charging station” means any level of electric vehicle supply equipment station that is designed and built in compliance with Article 625 of the California Electrical Code, as it reads on the effective date of this section and delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle.
- (4) “Specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

### **18-69.030 Applicability.**

- (A) This chapter applies to the expedited permitting of all electric vehicle charging stations in the City.
- (B) Electric vehicle charging stations legally established or permitted prior to the effective date of the ordinance codified in this chapter are not subject to the requirements of this chapter unless physical modifications or alterations are undertaken that materially change the size, type or components of an electric vehicle charging station in such a way as to require permitting. Routine operation and maintenance shall not require a permit.
- (C) If it is determined by the Building Official that the electric vehicle charging station as proposed would have a specific, adverse impact upon the public health or safety, then the applicant may be required to apply for a Minor Use Permit.

### **18-69.040 Electric Vehicle Charging Station Requirements.**

- (A) All electric vehicle charging stations shall meet applicable health and safety standards and requirements imposed by State law and City Code.
- (B) Electric vehicle charging stations shall meet all applicable safety and performance standards established by the California Electrical Code, the Society of Automotive Engineers, the National Electrical Manufacturers Association, and accredited testing

laboratories such as Underwriters Laboratories and, where applicable, rules of the Public Utilities Commission regarding safety and reliability.

**18-69.050 Applications and Documents.**

- (A) All documents required for the submission of an expedited vehicle charging station application shall be made available on the City website.
- (B) The Building Official shall develop and implement an electronic submittal process for receipt and issuance of ministerial expedited vehicle charging station applications that conform to approved standard plans and checklists.
- (C) The Building Official shall adopt an application, standard plan and checklist of all requirements with which expedited vehicle charging stations shall comply to be eligible for expedited review.
- (D) The expedited vehicle charging station permit application and process, standard plans, and checklists shall substantially conform to the recommendations for expedited permitting, including the checklist and standard plans contained in the most current version of the Plug-In Electric Vehicle Infrastructure Permitting Checklist of the “Zero-Emission Vehicles in California: Community Readiness Guidebook” published by the Office of Planning and Research.
- (E) Applications not fully conforming to the definition of “electric vehicle charging station” or that are not consistent with the standard plans and checklists adopted, or that include additional work beyond the scope contained in the standard plans and checklists shall not be eligible for expedited review and will be subject to standard permit application requirements.

**18-69.060 Permit Review and Inspection Requirements.**

- (A) The Building Official may require an applicant to apply for a Minor Use Permit if the Building Official determines that the electric vehicle charging station as proposed would have a specific, adverse impact upon the public health or safety. Such decisions may be appealed to the Planning Commission in the manner set forth in the City Zoning Code.
- (B) If a Minor Use Permit is required, the City may deny such application if it makes written findings based upon substantive evidence in the record that the proposed installation would have specific, adverse impact upon public health or safety and there is no feasible method to satisfactorily mitigate or avoid the adverse impact. Such findings shall include the basis for the rejection of the potential feasible alternatives for preventing the adverse impact or inconsistency. Such decisions may be appealed to the Planning Commission in the manner set forth in the City Zoning Code.

(C) Any condition imposed upon an application shall be designed to mitigate the specific, adverse impact or inconsistency at the lowest possible cost.

(D) Prior to submitting an application, the applicant shall:

(1) At the applicant's cost, verify to the applicant's reasonable satisfaction using standard electrical inspection techniques that the existing electrical system including existing line, load, ground and bonding wiring as well as main panel and subpanel sizes are adequately sized, based on the existing electrical system's current use, to carry all new electric vehicle charging station electrical loads.

(E) Review of the ministerial application shall be limited to the Building Official or qualified designee's review of whether the application is complete and meets the requirements of the standard plans and checklist and all State law and City Codes and standards. The Building Official shall may accept additional documentation to substantiate compliance with standards as an amendment to the checklist.

(F) If an application is deemed incomplete, a written correction notice detailing all deficiencies in the application and any additional information or documentation required to be eligible for expedited permit issuance shall be sent to the applicant for resubmission. Additional fees may be charged for subsequent application reviews.

(G) The ministerial electric vehicle charging station application shall be reviewed and approved or rejected within three business days of application. Resubmittals shall also be reviewed, approved or rejected within three business days and may be subject to additional plan review fees.

(H) Upon confirmation by the Building Official of the application and supporting documentation being complete and meeting the requirements of the standard plans and checklist including all health and safety requirements of State and City Code standards, the Building Official shall administratively approve the application and issue all required permits or authorizations. Such approval does not authorize an applicant to connect the electric vehicle charging station to the local utility provider's electricity grid. The applicant is responsible for obtaining such approval or permission from the local utility provider.

(I) If an electric vehicle charging station installation fails inspection, a subsequent re-inspection is authorized and may be subject to additional fees.”

**Section 16. Findings of Fact.** The Council finds that the standards for buildings within the City of Santa Rosa should comply with the CALIFORNIA ADMINISTRATIVE CODE, 2019 Edition; the CALIFORNIA BUILDING CODE, 2019 Edition; the CALIFORNIA RESIDENTIAL CODE, 2019 Edition; the CALIFORNIA ELECTRICAL CODE, 2019 Edition; the CALIFORNIA MECHANICAL CODE, 2019 Edition; the CALIFORNIA PLUMBING CODE, 2019 Edition; the CALIFORNIA HISTORICAL BUILDING CODE, 2019 Edition; the

CALIFORNIA EXISTING BUILDING CODE, 2019 Edition; the CALIFORNIA GREEN BUILDING STANDARDS CODE, 2019 Edition; and the CALIFORNIA REFERENCED STANDARDS CODE, 2019 Edition, all as amended and adopted by the State of California and further amended by this Ordinance; and the INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018 Edition, as further amended by this Ordinance. Based on materials presented by the Chief Building Official of the City of Santa Rosa, the Council finds that it is necessary to make procedural and administrative modifications and changes to the model codes as amended and adopted by the State of California and specifically adopted and amended in this Ordinance. Such standards are needed for efficient, economical, and expeditious enforcement of the Santa Rosa City Code, Chapter 18 Buildings and Construction. The Council further finds and determines, based on the materials and reports presented, that the substantive amendments to the model codes, which are identified by and adopted in this Ordinance, are hereby determined to be reasonably necessary because of local climatic, geological or topographical conditions and are more restrictive than the standards set forth within the model codes except as otherwise authorized by law. If any non-administrative or non-procedural model code provision or applicable State of California amendment is in conflict with this ordinance, it is the intent of this ordinance to amend or delete such provision when findings of local conditions are stated as required by sections 17958.5 and 17958.7 of the Health and Safety Code.

Said local conditions are:

- A. Earthquake hazards associated with the Healdsburg-Rodgers Creek Fault and other localized earthquake faults in close proximity of a densely populated urban area.
- B. History of heavy winter rains and poorly drained soils including expansive adobe soils in many locations.
- C. High groundwater tables and unconsolidated alluvial soils.
- D. Heavy accumulations of flammable plant material covering many areas, periodic high winds and an extended dry season.
- E. The propensity of local streams to flood due to periods of intense rainfall.
- F. Due to local hydrological conditions, Santa Rosa operates under regulation of National Pollutant Discharge Elimination (NPDES) Permits with respect to both the discharge of treated reclaimed waste water and the discharge of storm water.
- G. High Fire Hazard Severity Zones in parts of the City of Santa Rosa.
- H. Santa Rosa has established a local regulatory system to permit medical cannabis operations within the City limits, consistent with public safety and State law.

I. Santa Rosa has substantial residential development near areas of elevated exterior noise levels from rail and freeway corridors.

J. Santa Rosa Zoning Code and policy defers review of minor discretionary elements to the Building Permit process.

Such local conditions apply to local amendments and modifications to the State of California adopted model codes as indicated below:

SRCC 18-16.105.2 A, B, C  
SRCC 18-16.202 G  
SRCC 18-16.30.2 G  
SRCC 18-16.502.1 – 502.1.3 A, D, G  
SRCC 18-16.701A.1 – 710A.3.3.4 G  
SRCC 18-16.902 – 912 A, D, G  
SRCC 18-16.1512 G  
SRCC 18-16.1804 B, C  
SRCC 18-16.3103 A, D, G  
SRCC 18-16.3311.3 – 3312.5 A, D, G  
SRCC 18-16C.101 H  
SRCC 18-16C.103 A, D, G  
SRCC 18-16H101.2 K  
SRCC 18-16. J103-J105 A, B, C, D, E  
SRCC 18-16 Chapter 35 D, I  
SRCC 18-20. A, B, D  
SRCC 18-22.R202 A  
SRCC 18-22R313 A, D, G  
SRCC 18-22.R319 A, D, H  
SRCC 18-22.R337.1.1 – R337.10.3.4 G  
SRCC 18-22.R902.1 – R902.4 G  
SRCC 18-22R AJ 102-104 D, G  
SRCC 18-22R AK 101 I  
SRCC 18-22 Chapter 44 D, G  
SRCC 18-24.304 E, F  
SRCC 18-48 A

**Section 17. Environmental Review.** The Council determines that this ordinance establishes standards and procedures for issuing building and construction permits and is:

1. Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061 (b)(3) in that the standards set forth in the Ordinance are more protective of the environment than the State Building Standards Code, and there is no possibility that the activity in question may have a significant effect on the environment and,

2. Exempt from CEQA pursuant to CEQA Guidelines sections 15307 and 15308 in that the standards set forth in the Ordinance assure the maintenance, restoration, enhancement or protection of natural resources and the environment.

**Section 18.** **Duty.** Notwithstanding any provision contained in Title 18 of the Santa Rosa City Code, whenever the words “shall”, “will”, “must”, “is charged with the enforcement of”, or words of similar import, are used in said chapters to establish a responsibility of the City of Santa Rosa, or of the members of any board, commission, department, officers of the City, including, but not limited to the Council and City Planning Commission thereof, or of any officer, official, or employee of the City of Santa Rosa, it is the legislative intent that such words shall establish the authority and direction to exercise professional judgment in the application and interpretation of this Code, as distinguished from a mandatory duty. No mandatory duty with respect to the application and interpretation of this Code is imposed upon any member of the Council, or upon any board or commission of the City of Santa Rosa, or upon any department, officer, official, or employee of the City of Santa Rosa by the provisions of said chapters, and said chapters shall not be construed so as to hold the City of Santa Rosa or any member of the Council or of any board, commission, or department of the City, or any officer, official or employee of the City of Santa Rosa responsible or liable for any damage to persons or property by reason of any action taken or by reason of any approval given or not given, under the provisions of said chapters or in connection with any such members, officers, or employees duties set forth in said chapters.

**Section 19.** **Severability.** If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional or invalid for any reason, such decision shall not affect the remaining portions of this ordinance. The Council declares that it would have passed this ordinance and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, clauses or phrases be declared unconstitutional or invalid for any reason.

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**Section 20. Effective Date.** This ordinance shall take effect on January 1, 2020, upon passage by the Council and publication pursuant to Section 8 of the Santa Rosa City Charter. The non-administrative or non-procedural provisions of this Title that exist as of the date of adoption of this ordinance shall remain in effect and applicable to those specific permit applications that were submitted for plan review prior to the effective date of this ordinance. For purposes of this section, the date of submittal for master planned projects shall be the date of submittal for plot plan review.

This ordinance was introduced by the Council of the City of Santa Rosa on November 12, 2019.

IN COUNCIL DULY PASSED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2019

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: \_\_\_\_\_ APPROVED: \_\_\_\_\_  
Acting City Clerk Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney