

ORDINANCE NO. _____

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING BY REFERENCE, WITH LOCAL AMENDMENTS, THE 2019 EDITION OF THE CALIFORNIA FIRE CODE

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

Section 1. Subsection (B) of Section 18-04.015 of the Santa Rosa City Code is amended to read as follows:

“That a certain document, three (3) copies of which are on file in the *office of the City Clerk of City of Santa Rosa*, being marked and designated as the *California Code of Regulations, Title 24, Part 9, California Fire Code, 2019* edition, including Appendix Chapters 4, B, BB, C, CC, D, E, F, G, H, N, and O, as published by the International Code Council, be and is hereby adopted as the Fire Code of the *City of Santa Rosa*, in the State of *California* regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substance, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code on file in the office of the *City of Santa Rosa* are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in **Section 2** of this ordinance, *pursuant to Section 13869 of the California Health and Safety Code. This document shall be known as the California Fire Code Ordinance No. _____ of the City of Santa Rosa.*

For purposes of citation, the sections of the 2019 California Fire Code, including the appendices identified, are renumbered by adding 18-44 before each section of the California Fire Code (e.g., Sections 101.1 and 5001.1 of the California Fire Code shall be cited respectively as Sections 18-44.101.1 and 18-44.5001.1 of this code).”

Section 2. Chapter 18-44 of the Santa Rosa City Code is repealed, and a new Chapter 18-44 entitled “2019 California Fire Code” is added to read as follows:

“**Chapter 18-44 2019 CALIFORNIA FIRE CODE**

CHAPTER 1
SCOPE AND ADMINISTRATION

Section 18-44.101.1 Title.

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

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

Section 18-44.105.6 Required operational permits.

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

105.6 Required operational permits. The fire code official is authorized to issue operational permits for operations set forth in Sections 105.6.1 through 105.6.52.

Section 18-44.105.6.52 Local permits.

California Fire Code, Section 105.6.52 is added to read as follows:

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

1. **Apartment, hotel, or motel.** An operational permit is required to operate an apartment house, hotel or motel.
2. **Cannabis.** Operational permits are required to operate a cannabis facility or operation listed below:
 - 2.1. Cultivation
 - 2.2. Distribution
 - 2.3. Manufacturing
 - 2.4. Testing/lab
3. **Care facilities.** An operational permit is required to operate a care facility as listed:
 - 3.1. Day care with an occupant load greater than eight (8) persons.
 - 3.2. Residential or commercial institutional care facility, occupancies complying with Health and Safety Code Section 13235 are exempt.
4. **Emergency responder radio system.** An operational permit is required to operate an Emergency Responder Radio System.
5. **High-rise occupancy.** An operational permit is required to operate a high-rise building as defined in Title 24, Part 2, California Code of Regulations.
6. **Live entertainment.** An operational permit is required to operate a business where alcohol is served, while providing live entertainment to the public.
7. **Model rockets rental, sale or operation.** An operational permit is required to operate, manufacture, import, export, possess, store, rent or sell model rockets as defined by Health and Safety Code Section 12519.

Section 18-44.105.7 Required construction permits.

California Fire Code, Section 105.7 is amended to read as follows:

[A] 105.7 Required construction permits. The fire code official is authorized to issue construction permits for work as set forth in Sections 105.7.1 through 105.7.26.

Section 18-44.105.7.26 Local permits.

California Fire Code, Section 105.7.26 is added to read as follows:

105.7.26 Local permits. In addition to the permits required by section 105.7, the following construction permits shall be obtained from the Bureau of Fire Prevention for work as described in this section:

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

Section 18-44.106.6 Cost recovery.

California Fire Code, Section 106.6 is added to read as follows:

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

Section 18-44.109.1 Board of appeals established.

California Fire Code, Section 109.1 is amended to read as follows:

[A] 109.1 Board of appeals established. Whenever the fire code official or authorized designee shall disapprove an application or refuse to grant a permit applied for, the applicant or any aggrieved person may appeal the decision of the fire code official or authorized designee to the Fire Chief within fifteen (15) days of such decision. The decision of the Fire Chief may be appealed to the Board of Building Regulation Appeals and shall be appealed within fifteen (15) days of the decision. The decision of the Board of Building Regulation Appeals shall be a final decision exhausting the administrative remedies of the appellant notwithstanding Santa Rosa City Code Section 1-20.010. Appeals shall comply with procedures specified in Santa Rosa City Code Section 18-04.050 et. seq.

Section 18-44.110.4 Violation penalties.

California Fire Code, Section 110.4 is amended to read as follows:

[A] 110.4 Violation penalties. In accordance with the provisions of City Code, Section 1-28.010 and this code, any persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair, or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certification used under provisions of this code, or any person operating or maintaining any occupancy, premises, or vehicle subject to this code, fire and life safety provisions of the California Building or Fire Codes, or allow any fire hazard to exist on premises under their control or who shall fail to take immediate action to abate a fire hazard when ordered or notified to do so by the fire code official or authorized designee shall be guilty of a misdemeanor, and shall severally for each and every violation and noncompliance respectively, be punishable by a fine of not more than \$1,000 or by imprisonment not exceeding six months, or both such fine and imprisonment.

The imposition of one penalty of any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and when not otherwise specified, each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 18-44.110.5 Authority to issue citations.

California Fire Code, Section 110.5 is added to read as follows:

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

Section 18-44.112.4 Failure to comply.

California Fire Code, Section 112.4 is amended to read as follows:

[A] 112.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be *subject to the penalty provisions of Section 1-28.010, of the Santa Rosa City Code or state law.*

CHAPTER 2
DEFINITIONS

Section 18-44.202 Definitions.

California Fire Code, Section 202, General Definitions is amended to amend and add the following:

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.

OCCUPANCY CLASSIFICATION *is modified to include:*

[BG] Factory Industrial F-1 Moderate-hazard occupancy *is amended to add to the list of Moderate-hazard factory industrial groups the following:*

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

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

1. *An existing building or structure not classified as Group R-3 occupancy, which undergoes any addition of floor area that is equal to or exceeds 25 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 Building Code Chapter 7A, Section 702A and Chapter 49, Section 4902 of this code for defined term.)

CHAPTER 3 **GENERAL REQUIREMENTS**

Section 18-44.319 Mobile food preparation vehicles. deleted.

California Fire Code, Section 319 is deleted.

CHAPTER 4 **EMERGENCY PLANNING AND PREPAREDNESS**

Section 18-44.401.3.2.1 Nuisance alarm notification.

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

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

Section 18-44.401.3.2.2 Multiple nuisance alarm activations.

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

401.3.2.2 Multiple nuisance alarm activations. *Any occupancy that has more than three*

nuisance alarms, causing emergency response within a 12-month period may be required to modify, repair, upgrade or replace their system and/or monitoring station as determined by the fire code official.

Section 18-44.402.1 Definitions.

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

NUISANCE ALARM

Section 18-44.403.1 General.

California Fire Code, Section 403.1 is added to read as follows:

403.1 General. In addition to the requirements of Section 401, occupancies, uses and outdoor locations shall comply with emergency preparedness requirements set forth in Sections 403.2, 403.5, 403.10.2.1.1, 403.12 through 403.13. Where a fire safety and evacuation plans *are* required by Section 403.2 through 403.13, evacuation drills shall be in accordance with Section 405 and employee training shall be in accordance with Section 406.

Section 18-44.403 Emergency Preparedness Requirements.

California Fire Code, Sections 403.3 through 403.4 are deleted.

California Fire Code, Sections 403.6 through 403.10.2.1 are deleted.

California Fire Code, Sections 403.10.2.1.2 through 403.11.5 are deleted.

CHAPTER 5
FIRE SERVICE FEATURES

Section 18-44.503.2.6.1 Evaluation and maintenance.

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

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

Section 18-44.503.3 Marking.

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

503.3 Marking. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING – FIRE LANE in accordance with the California Vehicle Code, shall be provided for fire apparatus

access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Section 18-44.505.1 Address identification.

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

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

Section 18-44.505.1.1 One- and two- family dwellings.

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

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

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

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

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

Section 18-44.505.1.3 Complex directory.

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

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

Section 18-44.507.5.1.1 Hydrant for fire department connections.

California Fire Code, Section 507.5.1.1 is amended to read as follows:

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

Section 18-44.507.5.7 Fire hydrant size and outlets.

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

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

Section 18-44.507.5.8 Fire hydrant street marker.

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

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

Section 18-44.510 Emergency Responder Radio Coverage.

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

California Fire Code, Section 510.3 is amended to read as follows:

510.3 Permits required. *Permits shall be required as set forth in Sections 105.6 and 105.7. Maintenance performed in accordance with this code is not considered a modification and does not require a permit.*

CHAPTER 9
FIRE PROTECTION AND LIFE SAFETY SYSTEMS

Section 18-44.902.1 Definitions.

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

SUBSTANTIAL IMPROVEMENT

Section 18-44.903.2 Where required.

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

903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.20. *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 18-44.903.2.1 Group A.

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

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

California Fire Code, Section 903.2.1.1 through 903.2.1.5 are deleted.

California Fire Code, Subsection 903.2.1.5.1 is retained.

Section 18-44.903.2.1.6 Assembly occupancies on roofs.

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

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

Section 18-44.903.2.1.7 Multiple fire areas. deleted.

California Fire Code, Section 903.2.1.7 is deleted.

Section 18-44.903.2.2 Ambulatory care facilities.

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

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

Section 18-44.903.2.3 Group E.

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

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

Section 18-44.903.2.4 Group F.

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

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

Section 18-44.903.2.4.1 Woodworking operations. Deleted.

California Fire Code, Section 903.2.4.1 is deleted.

Section 18-44.903.2.5.1 Group H.

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

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

Section 18-44.903.2.6.1 Group I-2. deleted.

California Fire Code, Section 903.2.6.1 is deleted.

Section 18-44.903.2.6.2 Group I-3.

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

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

Section 18-44.903.2.7 Group M.

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

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

Section 18-44.903.2.8.1 Group R-3.

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

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

Section 18-44. 903.2.9 Group S.

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

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

Section 18-44.903.2.9.2 Bulk storage of tires. deleted.

California Fire Code, Section 903.2.9.2 is deleted.

Section 18-44. 903.2.10 Group B.

California Fire Code, Section 903.2.10 is amended to read as follows:

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

Section 18-44.903.2.10.1 Commercial parking garages. deleted.

California Fire Code, Section 903.2.10.1 is deleted.

Section 18-44.903.2.11 Specific buildings areas and hazards.

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

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

Section 18-44.903.2.11.3 Buildings 55 feet or more in height.

California Fire Code, Section 903.2.11.3 exceptions #1 & #2 are deleted.

Section 18-44.903.2.11.7 High-piled storage.

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

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

Section 18-44.903.2.11.8 Undetermined use design.

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

903.2.11.8 Undetermined use design. Automatic sprinkler systems installed in buildings or structures of undetermined use shall be designed and installed to have a minimum density of 0.33 gallons per minute per square foot over a minimum design area of 3,000 square feet.

Section 18-44. 903.2.18 Group U private garages and carports accessory to Group R-3 occupancies.

California Fire Code, Section 903.2.18 is amended to read as follows, with the exception 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/ft² over the most hydraulically demanding area of the structure, but not to exceed two sprinklers for hydraulic calculations purposes. Garage doors shall not be considered obstructions with respect to sprinkler placement.

Section 18-44. 903.3.9 Floor control valve.

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

903.3.9 Floor control valve. *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 18-44.903.4.2 Alarms.

California Fire Code, Section 903.4.2 is amended to read as follows:

903.4.2 Alarms. *One exterior approved audible and visual device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.*

Section 18-44. 903.6 Where required in existing buildings and structures.

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

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

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

Section 18-44.905.3.1 Height.

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

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

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

Exception:

1. Class I standpipes are allowed in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.
2. Class I manual standpipes are allowed in open parking garages where the highest floor is located not more than 150 feet above the lowest level of fire department vehicle access.
3. Class I manual dry standpipes are allowed in open parking garages that are subject to freezing temperatures, provided that the hose connections are located as required for Class II standpipes in accordance with Section 905.5.
4. Class I standpipes are allowed in basements equipped throughout with an automatic sprinkler system.
5. In determining the lowest level of fire department vehicle access, it shall not be required to consider either of the following:
 - 5.1. Recessed loading docks for four vehicles or less.
 - 5.2. Conditions where topography makes access from the fire department vehicle to the building impractical or impossible.
6. *When determined by the fire code official a standpipe system is not warranted in three-story buildings.*

Section 18-44.905.9 Valve supervision.

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

Section 18-44.907.6.6 Monitoring.

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

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

Exception: Monitoring by central station is not required for:

1. Single- and multiple-station smoke alarms required by Section 907.2.11.
2. Group I-3 occupancies *shall be monitored in accordance with Section 907.2.6.3.*

3. Automatic sprinkler systems in one- and two-family dwellings.

Section 18-44.912.2 Location.

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

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

CHAPTER 11
CONSTRUCTION REQUIREMENTS FOR EXISTING BUILDINGS

Section 18-44.1103 Fire safety requirements for existing buildings.

California Fire Code, Sections 1103.3 through 1103.5.4 are deleted.

Section 18-44.1103.1 Required construction.

California Fire Code, Section 1103.1 is amended to read as follows:

1103.1 Required construction. Existing buildings shall comply with not less than the minimum provisions specified in Table 1103.1 and as further enumerated in Sections 1103.2, 1103.7 through 1103.10.

The provisions of this chapter shall not be constructed to allow the elimination of fire protection systems or a reduction in the level of fire safety provided in buildings constructed in accordance with previously adopted codes.

Exceptions:

1. Where a change in fire-resistance rating has been approved in accordance with Section 501.2 or 803.6 of the *California Existing Building Code*.
2. Group U occupancies.

Section 18-44.1105 Construction Requirements for existing Group I-2. deleted.

California Fire Code, Section 1105 is deleted.

CHAPTER 33
FIRE SAFETY DURING CONSTRUCTION

Section 18-44.3313.3 Detailed requirements.

California Fire Code, Section 3313.3 is amended to read as follows:

3313.3 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 18-44.3314.3 Where required.

California Fire Code, Section 3314.3 is added to read as follows:

3314.3 Where required. *In buildings of combustile 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 18-44.3314.4 Buildings being demolished.

California Fire Code, Section 3314.4 is added to read as follows:

3314.4 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 18-44.3314.5 Detailed requirements.

California Fire Code, Section 3314.5 is added to read as follows:

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

CHAPTER 39
PLANT PROCESSING AND EXTRATION FACILITIES

Section 18-44.3901.1.1 Marijuana growing, processing, or extraction facilities.

California Fire Code, Section 3901.1.1 is added to read as follows:

3901.1.1 Marijuana growing, processing, or extraction facilities. *Marijuana growing, processing and extraction facilities shall be designed and constructed in accordance with this chapter and NFPA 1, Chapter 38 as amended in Chapter 80.*

CHAPTER 49
REQUIREMENTS FOR WILDLAND-URBAN INTERFACE FIRE AREAS

Section 18-44.4902. General.

California Fire Code, Section 4902.1 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 18-44.4906.1.1 Permit required.

California Fire Code, Section 4906.1.1 is added to read as follows:

4906.1.1 Permit required. Permits shall be required as set forth in Section 105.7.

Section 18-44.4906.2 Application.

California Fire Code, Section 4906.2 is amended to read as follows:

4906.2 Application. Buildings and structures located in the following areas shall maintain the required hazardous vegetation and fuel management:

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.
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 18-44.4906.3 Requirements.

California Fire Code, Section 4906.3 is amended to read as follows:

4906.3 Requirements. Hazardous vegetation and fuels around all applicable buildings and structures shall be maintained in accordance with this section and the following laws and regulations:

1. Public Resources Code, Section 4291.
2. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 3, Section 1299 (see guidance for implementation “General Guidelines to Create Defensible Space”).
3. California Government Code, Section 51182.
4. California Code of Regulations Title 19, Division 1, Chapter 7, Subchapter 1, Section 3.07.
5. City of Santa Rosa Hazardous Vegetation and Fuels Management Ordinance.

Section 18-44.4906.3.1 Ignition free zone.

California Building Code, Section 4906.3.1 is amended to add the following exception:

4906.3.1 Ignition free zone. Ignition free zones shall be provided for buildings or structures as follows:

1. Buildings or structures protected throughout by an automatic fire sprinkler system shall provide a minimum 3-foot ignition free zone as follows:

- 1.1. *Free of combustible storage material.*
- 1.2. *Free of vegetation.*
- 1.3. *Free of tree limbs.*
- 1.4. *Use only inorganic, non-combustible ground covers, mulch, etc.(i.e. stone or gravel).*
- 1.5. *Maintain free of leaves, needles, or other dead vegetative growth, regularly.*
2. *Buildings or structures not protected throughout by an automatic fire sprinkler system shall provide a minimum 5-foot ignition free zone as follows Storage of combustible material is prohibited.*
 - 2.1. *Free of combustible storage material.*
 - 2.2. *Free of vegetation.*
 - 2.3. *Free of tree limbs*
 - 2.4. *Use only inorganic, non-combustible ground covers, mulch, etc.(i.e. stone or gravel).*
 - 2.5. *Maintain free of leaves, needles, or other dead vegetative growth, regularly.*

Section 18-44.4907.1 General.

California Fire Code, Section 4907.1 is amended to read as follows:

4907.1 General. *Defensible space will be maintained around all buildings and structures in State Responsibility Area (SRA) as required in Public Resources Code 4290 and “SRA Fire Safe Regulations” California Code of Regulations Title 14, Division 1.5, Chapter 7, Subchapter 2, Section 1270.*

Buildings and structures within the Very-high Fire Hazard Severity Zones of a Local Responsibility Area (LRA) shall maintain defensible space as outlined in Government Code 51175-51189 and any local ordinance of the authority having jurisdiction.

Buildings and structures within the Wildland-Urban Interface Fire Area of a Local Responsibility Area (LRA) shall maintain defensible space as outlined in the Government Code Sections 51175-51189 and local standards of the authority having jurisdiction.

CHAPTER 53
COMPRESSED GASES

Section 18-44.5307.2 Ventilation.

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

Section 18-44.5307.2.1 Gas detection system.

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

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

Section 18-44.5307.3.2 Gas detection system.

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

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

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

CHAPTER 56
EXPLOSIVES AND FIREWORKS

Section 18-44.5608.1.2 Permit required.

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

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

Section 18-44.5608.2 Limitations.

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

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

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

CHAPTER 57
FLAMMABLE AND COMBUSTIBLE LIQUIDS

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

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

5704.2.9.6.1 Locations where above-ground tanks are prohibited. Storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited within the limits established by law as the limits of the districts in which such storage is prohibited *in any area as established by applicable land-use and zoning standards.*

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

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

5706.2.4.4 Locations where above-ground tanks are prohibited. Storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited within the limits established by law as the limits of the districts in which such storage is prohibited *in any area as established by applicable land-use and zoning standards.*

Section 18-44.5707 On-demand mobile fueling operations. deleted.

California Fire Code, Section 5707 is deleted.

CHAPTER 58
FLAMMABLE GASES AND FLAMMABLE CRYOGENIC FLUIDS

Section 18-44.5806.2 Limitations.

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

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

CHAPTER 61
LIQUID PETROLEUM GASES

Section 18-44.6104.2 Maximum capacity within established limits.

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

6104.2 Maximum capacity within established limits. Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons *in any area as established by applicable land-use and zoning standards.*

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

CHAPTER 80
REFERENCED STANDARDS

Section 18-44.80 Referenced Standards.

California Fire Code, Chapter 80 is amended as follows:

NFPA

01-18: Fire Code, Chapter 38 Marijuana Growing, Processing, or Extraction Facilities as amended**

3901.1.1

****NFPA 1, Chapter 38, is added in its entirety with amended sections as follows:**

Add new Section 38.1.1.1 as follows:

38.1.1.1 Where NFPA 1, Chapter 38 references “this code”, it is amended to reference the applicable provisions or requirements of the California Fire Code. Where NFPA 1, Chapter 38 references “the building code”, it is amended to reference the applicable provisions of the California Building Code.

Revise Section 38.1.2 as follows:

38.1.2 The use, storage and handling of hazardous materials shall comply with this chapter, and other applicable provisions of the *California Building and Fire Codes*.

Delete language to Sections 38.1.5 through 38.4 and reserve section numbers.

Revise Section 38.5.3.1 as follows:

38.5.3.1 Interior finish, including the use of any plastic, mylar, or other thin film sheeting to enclose rooms or cover any walls or ceilings shall be in accordance with the *California Building Code*.

Revise Section 38.6.1.1.2 as follows:

38.6.1.1.2 For other than CO₂ and nonhazardous extraction process, the marijuana extraction equipment and process shall be located in a room *or enclosure* of noncombustible construction dedicated to the extraction process and the room *or enclosure* shall not be used for any other purpose.

Delete language to Sections 38.6.1.1.3 and reserve section number.

Revise Section 38.6.1.5.1.3 as follows:

38.6.1.5.1.3 In addition to the requirements in 38.6.1.5, systems, equipment, and processes shall also comply with *Chapter 50 of the California Fire Code, the California Building Code, and NFPA 90A*.

Revise Section 38.6.1.5.2.2 as follows:

38.6.1.5.2.2 Refrigerators, freezers, and other cooling equipment used to store or cool flammable liquids shall be listed for the storage of flammable/combustible liquids or be listed

for Class I Division I locations, as described in Article 501 of *the California Electrical Code*.

Revise Section 38.6.1.5.2.3 as follows:

38.6.1.5.2.3 LPG tanks shall comply with *Chapter 61 of the California Fire Code*.

Delete language to Sections 38.6.1.5.3 through 38.6.1.5.6 and reserve section numbers.

Revise Section 38.6.2.3.5 as follows:

38.6.2.3.5 An automatic emergency power system shall be provided for the following items, when installed:

- (1) Extraction room lighting
- (2) Extraction room ventilation system
- (3) Solvent gas detection system

Exception: *Extraction room ventilation systems in existing facilities are not required to have a secondary power source, such as emergency power or standby power until such time that the medium of extraction or solvent is changed.*

Delete language to Sections 38.6.3.2.1 through 38.6.3.2.2 and reserve section numbers.

Revise Section 38.6.3.3 as follows:

38.6.3.3 Storage and Handling. The storage, use, and handling of flammable liquids shall be in compliance with this chapter and the *California Fire Code*.

Delete language to Sections 38.6.4.3.1 through 38.6.4.3.3 and reserve section numbers.

Delete language to Sections 38.7 and reserve section number.

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, 4th edition, 1995, which is hereby incorporated by reference.

APPENDIX B
FIRE-FLOW REQUIREMENTS FOR BUILDINGS

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

California Fire Code, Section B103.3 is amended to include the following exception:

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

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

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

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

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

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

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

Section 18-44.TABLE B105.2

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

TABLE B105.2
REQUIRED FIRE-FLOW FOR BUILDINGS OTHER THAN ONE- AND

Ord. No. _____

**TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND
TOWNHOUSES**

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

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

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

APPENDIX C
FIRE HYDRANT LOCATIONS AND DISTRIBUTION

Section 18-44.C103.1 Hydrant spacing.

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

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

Section 18-44.C103.2 Average spacing. deleted.

California Fire Code, Section C103.2 is deleted.

Section 18-44.C103.3 Maximum spacing. deleted.

California Fire Code, Section C103.3 is deleted.

APPENDIX D
FIRE APPARATUS ACCESS ROADS

Section 18-44.D103.1 Access road width with hydrant. deleted.

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

Section 18-44.D103.2 Grade.

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

D103.2 Grade. Fire apparatus access roads shall *be in accordance with the City of*

Santa Rosa Street Design and Construction Standards or as approved by the fire code official.

Section 18-44.D103.3 Turning radius.

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

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

Section 18-44.D103.4 Dead ends.

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

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

Section 18-44.Table D103.4 Requirements for dead-end fire apparatus access roads. deleted.

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

Section 18-44.D103.6 Signs.

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

D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING-FIRE LANE signs complying with *the California Vehicle Code.*

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

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

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

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

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

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

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

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

D106.1 Projects having more than 50 dwelling units. Multiple-family residential projects having more than 50 dwelling units shall be equipped throughout with two

separate and approved fire apparatus access roads.

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

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

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

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

Section 3. That Ordinance No. 4079 of the City of Santa Rosa entitled Subsection (B) of Section 18-04.015 and Chapter 18-44 of the Santa Rosa City Code and all other ordinances or parts of laws in conflict herewith are hereby repealed.

Section 4. That if any section, subsection, sentence, clause or phrase of this legislation is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City of Santa Rosa City Council hereby declares that it would have passed law, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 5. That nothing in this legislation or in the Fire Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 3 of this law; nor shall any just or legal right remedy of any character be lost, impaired or effected by this legislation.

Section 6. That the City Clerk is hereby ordered and directed to cause this legislation to be published.

Section 7. The Council finds that the standards for buildings within the City of Santa Rosa should comply with the 2019 *California Fire Code*, with adopted amendments. Based on materials presented by the Fire Chief 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 Fire Code of the City of Santa Rosa. 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 reasonable and necessary because of local conditions and do not lessen, diminish or change the standards set forth within the model codes except as 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:

1. Earthquake hazards associated with the Healdsburg-Rodgers Creek Fault and other localized earthquake faults in close proximity of a densely populated urban area.
2. History of heavy winter rains and poorly drained soils including expansive adobe soils in many locations.
3. High groundwater tables and unconsolidated alluvial soils.
4. Heavy accumulations of flammable plant material covering many areas, periodic high winds and an extended dry season.
5. The propensity of local streams to flood due to periods of intense rainfall.
6. Santa Rosa is an inland city that discharges treated reclaimed water in three ways: to urban and agricultural irrigation, to the Russian River during certain period of the year at a rate based on the flow of the river and pumped to the Geysers hydrothermal field.
7. Historical large loss wildland fires such as Hendley and Tubbs, in WUI and surrounding areas.

Section 8.

The Council determines that this ordinance is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061 (b)(3) in that there is no possibility that the activity in question may have a significant effect on the environment. The ordinance is also 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 9. 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 a discretionary authority or power requiring the exercise of judgment and discretion, as distinguished from a mandatory duty. No mandatory duty 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.

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Section 10. That this law and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force on the 31st day from and after the date of its final passage and adoption but not before January 1, 2020.

This ordinance was introduced by the Council of the City of Santa Rosa on October 22, 2019.

COUNCIL DULY PASSED AND ADOPTED this 19th day of November 2019.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____ APPROVED: _____
Acting City Clerk Mayor

APPROVED AS TO FORM:

City Attorney