

ORDINANCE NO. 1944

AN ORDINANCE OF THE CITY OF SANTA ROSA REPEALING ORDINANCE NUMBERS 1700, 1811, 1855, AND 1869 AND ALL OTHER ORDINANCES AS CODIFIED IN CHAPTER 6 OF THE SANTA ROSA CITY CODE ENTITLED "BUILDING REGULATIONS" AND ADOPTING BY REFERENCE AND AMENDING THE UNIFORM CODES FOR BUILDING, HOUSING, PLUMBING, ELECTRICAL, MECHANICAL, AND ABATEMENT OF DANGEROUS BUILDINGS AND REENACTING CERTAIN OTHER PROVISIONS FOR THE PURPOSE OF REGULATING THE CONSTRUCTION OF BUILDINGS AND STRUCTURES

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

Section 1. Ordinance Numbers 1700, 1811, 1855, and 1869 and all other ordinances codified in Chapter 6 of the Santa Rosa City Code entitled "Building Regulations" are hereby repealed.

Section 2. There is hereby adopted by reference by the City of Santa Rosa for the purpose of establishing rules and regulations governing building activity in the City, providing for the collection of permit fees, the issuance of permits; the adoption of the latest editions of recognized codes; amendment of such codes, and thus specifically regulating erection, construction enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, facilities, height, area, and maintenance of buildings and/or structures in the city; including electrical, gas, plumbing, mechanical, and similar installations, and the maintenance and operation of such systems; including regulations applying to the construction and maintenance of fences, vehicle parking lots, swimming pools, signs, yard drainage systems; grading and excavation of land; the construction of public improvements; the construction of underground electrical services and television cable facilities; providing for stream bank protections; providing standards applying to the foregoing; establishing fire zones and regulating construction therein; providing for the abatement of unsafe buildings, those certain codes known as the UNIFORM BUILDING CODE, 1976 Edition, including tables and appendices thereto, published by the International Conference of Building Officials; the UNIFORM HOUSING CODE, 1976 Edition, published by the International Conference of Building Officials; the UNIFORM PLUMBING CODE, 1976 Edition, including tables and appendices thereto, published by the International Association of Plumbing and Mechanical Officials; the UNIFORM ELECTRICAL CODE, 1975 Edition, including tables and appendices thereto, published by the Pacific Coast Electrical Association; the NATIONAL ELECTRICAL CODE, 1978 Edition, including tables and appendices thereto, published by the National Fire Protection Association; the UNIFORM MECHANICAL CODE, 1976 Edition, including tables and appendices thereto, published by International Association of Plumbing and Mechanical Officials jointly with the International Conference of Building Officials; and the UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, 1976 Edition, published by the International Conference of Building Officials, being the whole thereof save and except such portions as are hereinafter deleted, modified, or amended.

Section 3. Articles I and II of Chapter 6, BUILDING REGULATIONS, of the Santa Rosa City Code are hereby enacted to read and provide as follows:

CHAPTER 6. BUILDING REGULATIONS
Article I. General Administration
Division 1. General

Sec. 6.100.010. Department of Community Development.

There is hereby established in the City the Department of Community Development, which shall be under the jurisdiction of the Director of Community Development, otherwise referred to as

Building Official, Building Inspector, Administrative Authority, or Chief Inspector.

Sec. 6.100.020. Exemptions from Permit Requirements.

Permit fees and plan check fees as provided in this chapter shall be collected for all work in the City performed by or for the City, county, state, United States of America, or any agency thereof, except where exempt under law.

Sec. 6.100.030. Persons to Whom Permits may be Issued.

Permits for building, construction, alteration, repair, electrical work, plumbing work, mechanical work and all other work shall be issued only on the application of the holder of a contracting license issued by the state licensing such person to engage in the type of work anticipated by the application for such permit, except that owners' permits may be issued as provided by law.

Sec. 6.100.040. Building Official to Enforce State Housing Regulations.

The Building Official of the City is hereby designated as the enforcement officer within the City of Division 13, Part 1.5 of the Health and Safety Code of the State and the Building Official of the City is hereby charged with the enforcement of all the provisions of such Division 13, Part 1.5 of the Health and Safety Code of the State within the City and shall in such capacity enforce the provisions of the State Housing Act with reference to buildings unfit for human habitation or occupancy.

Sec. 6.100.050. Board of Building Regulation Appeals: Created; Purpose; Composition; Appointment; Duties.

In order to determine the suitability of alternate materials and types of construction and to provide for reasonable interpretations of the provisions of this chapter, there shall be and is hereby created a Board of Building Regulation Appeals, consisting of seven members, who are active in their field and are qualified by experience and training to pass upon matters pertaining to building construction, including but not limited to, electrical, plumbing and mechanical work. The Board shall consist of (1) a General Contractor, (2) a Structural Engineer or a Civil Engineer specializing in structural work, (3) a Civil Engineer, (4) an Architect, (5) an Electrical Engineer or Electrical Contractor, (6) and (7) a Mechanical Engineer or Mechanical Contractor or Plumbing Contractor. The Building Official shall be an ex-officio member and shall act as secretary of the Board. The Board of Building Regulation Appeals shall be appointed by the Mayor and shall hold office at his pleasure for a period of four years. The Board shall adopt reasonable rules and regulations for conducting its investigations and shall render all decisions and findings in writing to the Building Official with a duplicate copy to the appellant.

Sec. 6.100.060. Procedures for Appeals.

The findings and determinations of the Board of Building Regulation Appeals is a final decision appealable to the City Council pursuant to Article V, Section 2.400, et seq., Chapter 2 of the Santa Rosa City Code.

Sec. 6.100.070. Penalty for Violation of Certain Sections.

(a) Any person violating any of the provisions of this Chapter, including but not limited to adopted Uniform Codes, as amended herein, shall be guilty of a misdemeanor and shall be punished by a fine of not more than three hundred dollars (\$300) or by imprisonment for not more than ninety (90) days, or both. Every such violation shall be deemed a separate offense for each day or portion thereof during which such violation continues.

(b) Any violation of the provisions of this Chapter of the Santa Rosa City Code shall be, and the same is hereby declared to be unlawful and a public nuisance. The City Attorney may in addition to or in lieu of prosecuting a criminal action hereunder, commence an action or actions for the abatement in the manner required by law and may take such other steps to obtain such relief as will abate or remove such nuisance and restrain and enjoin said violations. All costs (including attorney fees) for abatement of any public nuisance may be assessed against the property, declared to be a public nuisance by the City Council after notice to the affected property owner and may be collected in the same manner as taxes in the manner provided for by Government Code Sec. 38773.5.

Division 2. Standard Plans, Standard Specifications and Rules and Regulations

Sec. 6.100.201. Adoption of Standard Plans and Standard Construction Specifications.

The City Council may, by resolution, adopt and amend City standard plans and standard specifications.

Division 3. Installation of Public Improvements in All Zones of the City

Sec. 6.100.301. Minimum Requirements.

No building, structure, or improvement on any lot or lots shall be constructed, relocated, expanded, or altered in an amount exceeding the lesser of \$50,000.00 or twenty-five percent of the replacement value of the existing structures or improvements on said lot, and no building permit shall be issued therefor, unless one-half of the street abutting thereon has been dedicated and improved for the full width of said lot or lots in accordance with City standards or deferred as provided herein, subject to the following limitations:

- (a) The maximum area of land to be so dedicated shall not exceed twenty-five percent of the total area of any lot or lots, and in no event shall such dedication reduce the lot below the required minimum lot sizes, widths, and areas specified for a specific zoning district in the Zoning Ordinance, unless such less area, width, or depth is approved by the City Council. In no case, however, shall such dedication be required if:

1. Lot depth is reduced to less than 85 feet.
2. Lot width is reduced to less than 50 feet; 60 feet for corner lots.
3. Lot area is reduced to less than the minimum required lot size for any lot within the Zoning Ordinance.

- (b) Except as provided herein, no additional improvement shall be required on any lot where all of the following exist to City standards within the present dedication contiguous thereto and on adjoining properties located on the same side of the block: complete roadway, curb, gutter, sidewalk improvements, storm drains, and street lights.

Sec. 6.100.310. Additional Improvements.

Notwithstanding the provisions of Section 6.100.301(b), improvements in addition to roadway, curb, gutter, and sidewalk may be required as a condition of granting any entitlement to use where the following exist:

- (a) The improvement required as a condition of approval is depicted in the Santa Rosa General Plan as the same exists on the date of approval for the entitlement to use; or,

- (b) The improvement required as a condition of approval is

depicted in a Specific Plan as the same exists on the date of approval for the entitlement to use; or

- (c) The improvement required as a condition of approval is determined by the City Engineer to be necessary by reason of increased traffic congestion, impeded traffic circulation, or other deleterious results created or increased by the applicant's proposed use.

The City may share in the cost of such additional improvements pursuant to the provisions of Section 6.100.380.

Sec. 6.100.320. Dedication Standards.

Street rights of way shall be dedicated in accordance with the width, standards, and right of way lines in the Circulation Element of the General Plan of the City or the City Streets List as the same exists on the date of approval for an entitlement to use. No dedication shall be required under Section 6.100.301 unless the portion of said street to be dedicated is shown on said Circulation Element of the General Plan or reflected on the City Street List and the width thereof is specified in said Element or List except that the designation of any street on any approved map or General Plan Circulation Element exhibit or City Street List without specification of the width thereof shall be at those widths specified in the standard specifications of the City Engineer.

Sec. 6.100.330. Variance.

The City Engineer may grant a variance from any requirement imposed pursuant to this Division if, on the basis of the grounds asserted and the evidence submitted, the City Engineer makes written findings of fact that establish that one or both of the circumstances set forth below apply:

- (a) That there are special circumstances applicable to the subject property such as size, shape, topography, location, existing improvements, or surrounding structures and that the strict application of the requirements under this Division would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this Division.
- (b) That the nature and extent of the dedication, improvements, or both, as required herein, do not bear a reasonable relationship to the proposed use or uses of the property such that the exactions required would exceed the demands or burdens upon traffic, circulation, and other factors justifying public improvements.
- (c) In addition, the City Engineer must find that the granting of such variance will not be materially detrimental to the public welfare or injurious to property in the same zone and vicinity in which the property is located.

Sec. 6.100.340. Appeal.

Any person required to dedicate land or make improvements under the provisions of this Division may appeal any final decision made hereunder to the City Council pursuant to the provisions of Article V, Section 2.400, et seq. of Chapter 2 of the Santa Rosa City Code.

The City Council may grant such variances of the requirements hereunder as it shall determine, consistent with the provisions of Section 6.100.330 and as long as each such variance is in conformity with the general spirit and intent of this Article.

Sec. 6.100.350. Improvement and Dedication in Connection with the Granting of a Zone Change, Variance, or Conditional Use Permit.

In addition to the provisions of this Article, any City official, board, or agency responsible for granting any change of zone, conditional use permit, zoning variance, or other entitlements to use may, as a condition of issuance of the same, require the dedication and improvement of street rights of way or other improvement whether or not designated on any General or Specific Plan or Street List of the City, where said condition would promote the public peace, health, and safety by alleviating increased traffic congestion, impeded traffic circulation, or other deleterious results occasioned by the improvement of such property under such a proposed zone change, variance, conditional use permit, or other entitlement to use.

Sec. 6.100.360. Permits Invalid.

The issuance or granting of any permit or entitlement to use shall not be deemed or construed to be a permit or entitlement for, or approval of, any violation of any of the provisions of this Code. No permit or entitlements presuming to give authority to violate or cancel the provisions of this Division shall be valid.

Sec. 6.100.370. Agreements to Improve.

In lieu of any required improvement under this Division, the official board or agency authorized or required to accept the same may, in its discretion, enter into an agreement with the owner, secured by cash, surety bond, or other security guaranteeing the installation of said improvements. Such agreements and security shall be subject to the approval of the City Attorney.

Sec. 6.100.380. City May Share Cost of Making Improvements.

Notwithstanding any provisions of this Article to the contrary, the City Council may, by resolution, order City contributions toward the cost of acquisition or making any improvement required under the provisions of this Division where it determines that the strict application of this Division to any property will result in a cost or detriment to the property owner greatly in excess of the cost or detriment to other property owners who are required to make improvements under the provisions of this Division in the immediate vicinity of the said improvement.

ARTICLE II PERMITS AND FEES

Sec. 6.200.010. Permits.

Any person desiring to perform work regulated by currently adopted editions of the Uniform Codes, and/or any amendments, ordinances, or other regulations administered by the Building Division, or that may be adopted and administered in the future, shall secure permits and pay fees as set forth herein.

The determination of valuation under any of the provisions of this Code shall be made by the Building Official. The valuation to be used in computing the permit and plan check fees shall be the total value of all construction work for which the permit is issued as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems, paving, profit, and overhead, and any other permanent work or permanent equipment.

Sec. 6.200.020. Department of Community Development Permit Fee Table.

The Department of Community Development shall issue permits heretofore required, including but not limited to grading permits, building permits, plumbing permits, mechanical permits and electrical permits on a single form which designates these

permits. The permit fee shall be based on the cumulative value of all the work for which a permit is sought. When all necessary permits are not applied for at the same time, no credit for previous fees shall be allowed.

- (a) Fees for the issuance of such permits shall be payable in the amounts fixed by resolution of the City Council based on the valuation listed therein. The fees shall be charged and collected at the time of issuance of the permit.
- (b) A permit is required for any change in the character or use of any building which would place the building in a different division of the same group of occupancy or in a different group of occupancies. The minimum permit fee for such change shall be \$10.00, unless otherwise provided by the fee schedule adopted by resolution of the City Council.
- (c) Permits may be cancelled if no construction work has been started and refunds, if any, may be granted in accordance with the procedure established by the City Council by resolution.

Sec. 6.200.030. Plan Checking Fees.

- (a) When the valuation of the proposed construction exceeds \$5,000.00 and a plan is required to be submitted, a plan checking fee shall be paid to the Director of Community Development at the time of submitting plans and specifications for checking. Such plan checking fee shall be payable in the amount fixed by the fee schedule adopted by the City Council by resolution.
- (b) Where additional plan checking is required due to and including but not limited to incomplete or changed plans, an additional plan check fee shall be charged at a rate established by the Building Official.
- (c) Expiration of Plan Check. Applications for which no permit is issued within 180 days following the date of application shall expire and plans submitted for checking 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 not exceeding 180 days upon written request by the applicant prior to expiration showing that circumstances beyond the control of the applicant have prevented action from being taken. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan check fee.

Sec. 6.200.040. Miscellaneous Fees.

- (a) Reinspection Fees: A reinspection fee as fixed by the fee schedule adopted by the City Council by resolution shall be charged and collected for each extra inspection made necessary as follows:
 - 1. Work not ready at time requested for inspection.
 - 2. Work required to be corrected on previous inspection not ready and/or correction not made at time requested for inspection.

- (b) Information Inspection Fee: An inspection fee fixed by the fee schedule adopted by the City Council by resolution shall be charged and collected for inspections made on request for information that requires on-site inspection.
- (c) Where any work for which a permit fee is required under this chapter is commenced prior to obtaining the permit, the fees specified shall be doubled unless fixed by the fee schedule, adopted by Resolution of the City Council. Payment of such fee shall not relieve any person from fully complying with the code requirements that apply to the work, nor from any other penalties that may be prescribed.
- (d) Exception: The above provision, Sec. 6.200.040 (c), shall not apply to emergency work when it shall be proved to the satisfaction of the administrative authority that such work was urgently necessary and that it was not practical to obtain a permit therefor before the commencement of work.
- (e) Residential Building Review Report: Upon application by a residential property owner or his authorized agent and upon payment of a fee fixed by the fee schedule adopted by the City Council by resolution for the first unit plus any additional units on the same property, Building Official or his authorized representative shall perform an on-site inspection of said property and all improvements thereon, and shall review pertinent City records and deliver to the applicant a report indicating any ordinance or building code violations reflected on City records or observed during inspection and any specific restrictions on use or development noted within the City records which are applicable to the subject property. Said report shall specifically exclude the under floor area of an improvement.

Sec. 6.200.050. Modular Housing Fees.

When modular housing has been inspected in the plant through the State Inspection Program, the permit fees shall be fixed by the fee schedule adopted by the City Council by resolution.

Section 4. The City Council finds that the standards of buildings within the community of Santa Rosa shall comply with the uniform codes herein adopted by reference. Based on the recommendations of the Department of Community Development of the City of Santa Rosa the City Council further finds that it is necessary to make the modifications and changes to the uniform codes specifically adopted herein in order for the more efficient, more economical and more expeditious enforcement of the building standards of the City of Santa Rosa. The City Council further finds that said amendments to these codes adopted herein do not lessen or diminish the standards set forth in the uniform codes.

Section 5. Article 3 entitled "Amendments to the Uniform Codes" of Chapter 6 of the Santa Rosa City Code is hereby enacted to read and provide as follows:

ARTICLE III AMENDMENTS TO THE UNIFORM CODES

Division 1. UNIFORM BUILDING CODE

Sec. 6.310.101. Title. (Amended)

This division shall be known as the UNIFORM BUILDING CODE, and may be cited as such. For purposes of citation, the UNIFORM BUILDING CODE, including tables and appendices, 1976 Edition, adopted by reference by the City of Santa Rosa, is hereby renumbered by adding "6.310" or "6.31" as applicable, before the sections of the UNIFORM BUILDING CODE (i.e., Sections 101 and 6004 of the UNIFORM BUILDING CODE shall be respectively Section 6.310.101 and Section 6.316.004 of the Santa Rosa City Code).

Sec. 6.310.301(e) Master Plans (Added).

Master plans may be submitted when permitted by the Building Official. Separate master plans shall be submitted for each project. Where master plans are permitted, one set of approved plans shall be returned to the applicant for each building permit, which set shall be kept on such building or work at all times during which the work authorized thereby is in progress. All required plans shall be furnished by the applicant.

Sec. 6.310.303. Fees (Deleted)

Sec. 6.310.414(M) Definition (Added)

Master plan is any plan that is to be used by the same builders to build the same building more than once within any individual subdivision or on a parcel of land.

Sec. 6.311.313(b) (Existing Buildings; Scope; Amended)

The provisions of this Section shall apply exclusively to existing nonconforming Group R, Division 1 Occupancies more than one story in height.

Sec. 6.311.507 through 6.311.511 of Appendix Chapter 15 (Deleted)

Sec. 6.311.718. Swimming Pools. (Added)

Each swimming pool in the City or the lot or parcel of land on which it is located, shall be adequately fenced to deter small children from reaching such pool. A pool is adequately fenced within the meaning of this section if it is surrounded by a fence at least four and one-half feet high, set back five feet or more from the edge of the pool on all sides with gate or gates to match, so latched or secured when closed as to deter access by small children when unattended, or when the lot or parcel of land on which the pool is located is fenced at or near the lot lines by a fence at least four and one-half feet in height, so built or so connected with buildings or other structures as to enclose the pool from public ways and other properties, with gate or gates to match, latched or secured when closed as to deter access by small children when unattended. In cases of unusual topography or other conditions which make literal compliance with this

section difficult or impossible the Chief Building Official may approve a system of fences, buildings, walls or a combination of safeguards or structures which provide a reasonable substitute for the fences required otherwise. This section applies to all pools within the City regardless of when constructed and whether or not they contain water.

Sec. 6.312.517(c)8. General Construction Requirements: Protection Against Decay and Termites: Crawl Space Grade. (Added)

Grade level in underfloor areas shall not be lower than exterior grade unless adequate drainage to a positive outfall is provided. Where any water will collect in the underfloor area, an approved drainage system shall be provided.

Sections 6.313.501 through 6.313.502 of Appendix, Chapter 35
(Deleted)

Sec. 6.313.802(b)1. (Automatic Fire Extinguishing System: Where Required. Amended)

In every story, basement, or cellar of all buildings except Group R, Division 3 and Group M occupancies where floor area exceeds 1,500 square feet and there is not provided at least 20 square feet of opening entirely above the adjoining ground level in each 50 lineal feet or fraction thereof of exterior wall in the story, basement, or cellar on at least one side of the building. Openings shall have a minimum dimension of not less than 30 inches. Such openings shall be maintained readily accessible to the Fire Department and shall not be obstructed in a manner that fire fighting or rescue cannot be accomplished from the exterior.

When openings in a story are provided on only one side and the opposite wall of such story is more than 75 feet from such openings, the story shall be provided with an approved automatic fire extinguishing system, or openings as specified above shall be provided on at least two sides of the exterior walls of the story.

If any portion of a basement or cellar is located more than 75 feet from openings required in this section, the basement or cellar shall be provided with an approved automatic fire extinguishing system.

In every story, basement, or cellar of all buildings in Groups A, B, E, H, I, and R-1 occupancies, regardless of type of construction when the building is (a) three stories or more in height or (b) exceeds thirty-five feet from grade to the finished ceiling or exposed roof. Exception: A sprinkler system required under (b) of this paragraph may be omitted when the area above 35 feet is provided for aesthetic purposes only and is unused and unoccupied.

The respective increases in area and height specified in Sections 6.310.506 and 6.310.507 shall be permitted and the fire resistive substitution specified in Section 6.310.508 shall be permitted. Area separation walls shall not be substituted for the required fire sprinkler system.

Sec. 6.313.802(b)8. (Automatic Fire Extinguishing Systems: Where Required. Amended).

In Group B, Division 2 Occupancies where the floor area exceeds 12,000 square feet on any floor or 24,000 square feet on all floors; however, the area and height increases specified in Sections 6.310.506 and 6.310.507 shall be permitted and the fire resistive substitution specified in Section 6.310.508 shall be permitted. Area separation walls shall not be substituted for the required fire sprinkler system.

Sec. 6.313.802(b)9. (Automatic Fire Extinguishing Systems: Where Required. Amended).

In every floor, basement, or cellar of buildings in Group A Occupancies when the occupancy has over 12,000 square feet of gross floor area or if located above the first floor and in Group A Occupancies if the building is not of Type I FR or II FR construction; however, the respective increases in area and height specified in Sections 6.310.506 and 6.310.507 shall be permitted and the fire resistive substitution specified in Section 6.310.508 shall be permitted. Area separation walls shall not be substituted for the required fire sprinkler system.

Sec. 6.313.802(b)12. Automatic Fire Extinguishing systems: Where Required (Added).

In all rooms or above outside areas adjacent to buildings or underneath a roof overhang used for the storage of combustible waste material in connection with Group A, B, E, H, I, and R-1 occupancies. Such sprinklers may be connected to domestic water supply provided sufficient coverage of the area is provided and an approved accessible shutoff is provided for each room or area.

Sec. 6.313.808. Access for Fire Fighting Equipment (Added).

Whenever any hydrant or other appurtenance for use by the Fire Department is required to be installed under the provisions of this section or whenever all or a substantial part of any building or structure is or becomes in excess of seventy-five (75) feet from a safe and adequate access road, there shall be provided adequate provisions for access to and from every such building, hydrant, and appurtenance by fire fighting equipment. Said access shall be in the form of an improved permanently maintained roadway or open paved area, or any combination thereof, designed, constructed, and at all times maintained in such a manner that there shall be an access way kept clear and unobstructed at such grades and having sufficient width and height clearance to permit ingress and egress by fire fighting equipment.

Sec. 6.315.105 through Sec. 6.315.114 of the Appendix, Chapter 51 of the Uniform Fire Code (Deleted).

Division 2. UNIFORM HOUSING CODE

Sec. 6.320.001. Title. (Added)

This division shall be known as the UNIFORM HOUSING CODE, and may be cited as such. For purposes of citation, the UNIFORM HOUSING CODE, including tables and appendices, 1976 Edition, adopted herein by reference by the City of Santa Rosa, is hereby renumbered by adding "6.320." or "6.32" as applicable, before the sections of the UNIFORM HOUSING CODE (i.e., Sections 101 and 1612 of the UNIFORM HOUSING CODE shall be respectively Section 6.320.101 and Section 6.321.612 of the Santa Rosa City Code).

Division 3. UNIFORM PLUMBING CODE

Sec. 6.330.001. Title. (Added)

This division shall be known as the UNIFORM PLUMBING CODE, and may be cited as such. For purposes of citation, the UNIFORM PLUMBING CODE, including tables and appendices, 1976 Edition, adopted herein by reference by the City of Santa Rosa is renumbered by adding "6.330." or "6.331" as applicable, before the sections of the UNIFORM PLUMBING CODE (i.e., Sections 1.01 and 13.25 of the UNIFORM PLUMBING CODE shall be respectively Section 6.330.101 and Section 6.331.325 of the Santa Rosa City Code).

Sec. 6.330.207. Cost of Permit and Schedule of Fees (Deleted).

Division 4. UNIFORM ELECTRICAL CODE

Sec. 6.340.001. Title. (Added)

This division shall be known as the UNIFORM ELECTRICAL CODE, and may be cited as such. For purposes of citation, the UNIFORM ELECTRICAL CODE, including tables and appendices, 1975 Edition, adopted herein by reference by the City of Santa Rosa, is renumbered by adding "6.340.10" or "6.340.1" as applicable, before the sections of the UNIFORM ELECTRICAL CODE (i.e., Sections 1 and 14 of the UNIFORM ELECTRICAL CODE shall be respectively Section 6.340.101 and Section 6.340.114 of the Santa Rosa City Code).

Sec. 6.340.101A. (CHIEF ELECTRICAL INSPECTOR: Amended)

There is hereby created the office of Chief Electrical Inspector. The Building Official of the City of Santa Rosa shall be the Chief Electrical Inspector.

Sec. 6.340.103. Fees for Permits and Inspection. (Deleted & Reenacted)

A fee of \$10.00 or as fixed by the fee schedule adopted by resolution by the City Council shall be paid for each annual maintenance electrician permit at the time when such permit is issued. Fees for all new work installed under such a permit since the date of the last previous inspection shall be paid, according to the permit fee above, at the time when such work is inspected; these fees shall be in addition to the annual maintenance electrician permit fee.

Division 5. NATIONAL ELECTRICAL CODE

Sec. 6.350.001. Title. (Added)

This division shall be known as the NATIONAL ELECTRICAL CODE, and may be cited as such. For purposes of citation, the NATIONAL ELECTRICAL CODE, including tables & appendices, 1978 Edition, adopted herein by reference by the City of Santa Rosa, is hereby renumbered by adding "6.350.0" or "6.350" as applicable, before the article numbers of the NATIONAL ELECTRICAL CODE (i.e., Article Numbers 90 and 820 of the NATIONAL ELECTRICAL CODE shall be respectively Section 6.350.090 and Section 6.350.820 of the Santa Rosa City Code).

Division 6. UNIFORM MECHANICAL CODE

Sec. 6.360.001. Title. (Added)

This division shall be known as the UNIFORM MECHANICAL CODE, and may be cited as such. For purposes of citation, the UNIFORM MECHANICAL CODE, including tables and appendices, 1976 Edition, adopted herein by reference by the City of Santa Rosa, is hereby renumbered by adding "6.360" or "6.36" as applicable, before the sections of the UNIFORM MECHANICAL CODE (i.e., Section 101 and 2004 of the UNIFORM MECHANICAL CODE shall be respectively Section 6.360.101 and Section 6.362.004 of the Santa Rosa City Code).

Sec. 6.360.304. Permit Fees. (Deleted)

Division 7. UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS

Sec. 6.370.001. Title. (Added)

This division shall be known as the UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, and may be cited as such. For purposes of citation, the UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, including tables and appendices, 1976 Edition, adopted herein by reference by the City of Santa Rosa, is hereby renumbered by adding "6.370." before the sections of the UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS (i.e., Sections 101 and 912 of the UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS shall be respectively Section 6.370.101 and Section 6.370.912 of the Santa Rosa City Code).

Section 6. It is generally acknowledged that the City of Santa Rosa has experienced and will continue to experience moderate to great earthquakes in the foreseeable future.

Many buildings subject to severe earthquake hazards continue to be a serious danger to the life and safety of people who live and work in them in the event of an earthquake. The primary goal of building reconstruction to reduce earthquake hazards is the improvement of safety to life. In order to make reconstruction economically feasible and to improve the safety of life in seismically hazardous buildings, the City of Santa Rosa adopted standards in Resolution 9820 in 1971 which is hereby repealed and reenacted in certain parts as Article IV of Chapter 6 of the Santa Rosa City Code entitled EXISTING BUILDINGS: REVIEW AND ABATEMENT to read and provide as follows:

ARTICLE IV EXISTING BUILDINGS: REVIEW AND ABATEMENT

Sec. 6.409.820. Preliminary Review.

This Article is to provide procedures for the systematic survey and reconstruction of existing buildings within the City of Santa Rosa in order to make reconstruction economically feasible and to improve the safety of life in seismically hazardous buildings. The following classifications of buildings shall be subjected to a preliminary review by the Building Official to determine the general structural characteristics, the relative safety of the building and its general compliance with this chapter.

- (a) All buildings constructed before December 31, 1957 except public school buildings and one and two family wood frame dwellings.
- (b) All buildings using unreinforced masonry walls.
- (c) All wood buildings located in Fire Zone 1.

Sec. 6.409.821. Priority of Review.

The Preliminary Review of buildings shall be conducted in the following order or priority:

- (a) Theaters, hotels, motels, places of public assemblage of 100 persons or more, hospitals, clinics, and governmental public buildings.
- (b) Buildings adjacent to sidewalks with large volumes of pedestrian traffic.
- (c) Buildings open to the general public such as stores, markets, shops, clubs, restaurants, office buildings and public assemblages of less than 100 persons.
- (d) Apartments of more than 10 units.
- (e) Apartments of 10 units or less.
- (f) Shops, garages, warehouses, and other buildings not generally open to the public which have low occupancy loads.
- (g) Any other buildings.

Sec. 6.409.822. Scope of Preliminary Review by Building Division of the Department of Community Development.

- (a) The Building Official or his authorized representative may conduct a preliminary review which shall include, but not be limited to the following:

1. Location by street address and assessor's parcel number.
 2. Type of occupancy and approximate dimensions.
 3. Type of construction and foundations. Type of materials used in construction.
 4. Age of construction. Photos of the building exterior. Construction drawings shall be submitted if available.
 5. Quality of maintenance, cracks, and cleanliness. Evidence of leaks, foundation settlement, sagging floors, or rusting metal, and rotting wood. General deterioration of any other building material used.
 6. General fire classification of the structure. The classification shall include the frame, walls, partitions, floors, roofs, and roof coverings.
 7. Number, quality, and type of exits available.
 8. Type and strength of wall and parapet anchorage.
 9. Type of diaphragms and bracing.
 10. Type of interior partitions.
- (b) The review shall include the determination that the structure either complies or does not comply with the requirements of the UNIFORM BUILDING CODE, 1955 Edition, including earthquake provisions, including appendices thereto, which is hereby adopted by reference for the sole purpose of compliance with this Article. In connection with this preliminary review, extensive tests shall not be required. If the structure is determined to so comply, it is exempt from the provisions of this Article.
 - (c) If the structure is determined not to comply with the UNIFORM BUILDING CODE, 1955 Edition, it shall be further reviewed by the property owner as provided in the following sections.
 - (d) A copy of the reviewer's report shall include but not be limited to:
 1. The determination of compliance with the UNIFORM BUILDING CODE, 1955 Edition; and
 2. Where applicable, the findings on which the determination that the building or structure does comply is based shall be sent to the property owner along with any order to abate hazards as provided in the following sections.

Sec. 6.409.823. Abatement: Rehabilitation or Demolition.

Those buildings not meeting the requirements of the UNIFORM BUILDING CODE, 1955 Edition, may be abated by rehabilitation or demolition in accordance with the provision of this Article. Buildings or hazards which are not voluntarily abated within 365 days of notice to correct deficiencies may be required by the City to be vacated and abated in accordance with the provisions of the UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS.

Sec. 6.409.824. Property Owner Review.

Upon notice by City to the property owner to correct deficiencies, the property owner shall require an engineer to prepare a review of the subject building or structure. As soon as the review is prepared, the engineer shall submit it to the City. The review shall include, but not be limited to the following:

- (a) Location by street address and assessor's number.
- (b) Type of occupancy and accurate dimensions.
- (c) Type of construction, type of foundation, and materials used in construction. Tests, as necessary, shall include but not be limited to the drilling of inspection holes, the determination of the strength and quality of materials and a general description of how these materials are integrated within the structure.
- (d) Comprehensive review of conditions, maintenance, and foundation performance.
- (e) Complete vertical load resume, analysis or estimate based on typical bays and details and all critical areas.
- (f) Investigation, review, and analysis of building elements including but not limited to walls, parapets, diaphragms, shear walls, bracing, attachments and ornamentation, ceilings, lights, stairs, type and resistance of interior partitions, presence and adequacy of diaphragm chords, and ties.
- (g) Verification of elements of preliminary review regarding maintenance, fire resistance, and exits.
- (h) Such drawings and sketches as necessary to describe building strengths and deficiencies.
- (i) Summary statement of findings.
- (j) Statement of engineer as to conditions determined as related to codes and evaluation criteria.
- (k) Independent statement of engineer as to his professional opinion regarding the safety of the building in regard to fire, panic, moderate and major earthquake, with reasons for his opinion, without regard to code requirements.
- (l) A statement by the Engineer, in his opinion, as to whether or not special or unusual factors exist that alleviate or intensify the risk.
- (m) Such other information as required by the Building Official.

Sec. 6.409.825. Requirements for Continued Use of Structure.

Reinforcement work and design shall be performed by the property owner, his representative, agent, or employee under the direct supervision of a structural engineer or civil engineer specializing in structural work to include but not be limited to the following standards:

- (a) The vertical dead load (without live or lateral loads) must not create any overstress as related to allowed stresses pursuant to this Chapter.
- (b) The building must meet the requirements of this Chapter for vertical forces including live load with no more than 15% overstress anywhere.
- (c) Walls, parapets, windows, and doors must be adequate for a 15 lb. wind, 20% G on walls, 50% G on parapets both in spanning between resisting elements and attachments to supporting elements with no more than 50% increase to stresses in lieu of the presently allowed 33% increase.
- (d) Diaphragms must be capable of resisting present code required lateral forces at not over 100% increase in normal code values. (Base plus 100% in place of base plus 33%.) Straight sheathed diaphragms shall not be used to resist lateral forces in concrete or masonry buildings. Chords and collector elements must be provided.
- (e) Shear walls must be adequately connected and tied down to foundations. Unreinforced masonry may be used in shear parallel to plane of wall provided that wall is securely held in place perpendicular to wall.
- (f) Compliance with the fire and panic requirements of the adopted Article III of this Chapter concerning exit requirements, enclosed stairways, fire separations, and panic hardware. Alternative methods of fire protection, including but not limited to fire sprinkler systems, may be approved by the Fire Marshal and the Building Official.

Section 7. Article V: FLOOD HAZARD ZONES of Chapter 6, BUILDING REGULATIONS of the Santa Rosa City Code is hereby enacted as follows:

ARTICLE V

Flood Hazard Zones

Sec. 6.500.001. Purpose.

This Article is adopted to comply with the National Flood Disaster Protection Act and the National Flood Insurance Program Regulation as published in the Federal Register, Volume 41, Number 207, dated October 26, 1976. Required Flood Hazard Boundary Map(s) No. 060381-0001A, 0002A, 0003A and 0004A dated November 15, 1977, and amendments thereto, are hereby designated as the official maps in determining those areas of special flood hazard.

Sec. 6.500.002. Permits Required.

Permit application for approval of any subdivision, building or structure within designated flood prone areas designated pursuant to Federal requirements shall be accompanied by documentation of elevations (in relation to sea level) of the lowest habitable floor (including basement) or in the case of floodproofed nonresidential structures, the elevation to which it has been floodproofed. Records of such documentation or certification of such elevation may be maintained along with such other information as determined by the Building Official and reasonably necessary.

Sec. 6.500.003. Standards.

In reviewing all applications for new construction, substantial improvements, prefabricated buildings, placement of mobile homes, and other development(s) performance standards, including but not limited to the following may be required:

- (a) That first-floor elevation (including basement) of new residential structures be elevated to or above the flood elevation established by regulation.
- (b) That first-floor elevation (including basement) of nonresidential structures be elevated or floodproofed to or above the regulatory flood elevation.
- (c) That construction materials and utility equipment be resistant to flood damage.
- (d) That construction methods and practices be used to minimize flood damage.
- (e) That the design or anchorage prevent the flotation, collapse, or lateral movement of the structure due to flooding.
- (f) That specific anchoring requirements for mobile homes should include but not be limited to the following:
 - 1. Over-the-top ties at each of the four corners of the mobile home with two additional ties per side at the intermediate locations.
 - 2. Frame ties at each corner of the home with five additional ties per side at intermediate points and mobile homes less than 50 feet long requiring four additional ties per side.
 - 3. All components of the anchoring system be capable of carrying a force of 4,800 pounds.
 - 4. Any additions to mobile home be similarly anchored.
- (g) Evidence that flood damage shall be minimized.
- (h) Evidence that the proposed construction or substitution is reasonably safe from flooding.
- (i) Regulatory flood elevation data in areas designated Zone A.
- (j) Evidence of adequate drainage to reduce exposure to flood hazards.
- (k) Evidence that all public utilities and facilities shall be located so as to minimize or eliminate flood damage.

Sec. 6.500.004.

This Article shall take precedence over conflicting sections within this chapter.

Section 8. Mall buildings are significant structures frequently encountered in the modern urban environment which require special provisions and regulations for construction in order to consider their unique fire and life safety characteristics.

The provisions of this Article VI reflect current construction practices as initially developed by building officials, fire marshals, architects, mall developers, and operators, mechanical engineers, and material manufacturer representatives throughout the United States and are hereby enacted to read and provide as follows:

ARTICLE VI COVERED MALL BUILDINGS

Sec. 6.610.101. Covered Mall Buildings.

This Article 6 shall be known as COVERED MALL BUILDINGS CODE and may be cited as such.

Sec. 6.610.102. Scope.

The provisions of this Article shall apply to the construction and use of buildings or structures defined herein as covered mall buildings in order to establish minimum standards of safety therefor.

Exception: When approved by the Building Official, the following uses need not comply with the provisions of this Article.

- (a) Terminals for transportation facilities.
- (b) Foyers and lobbies of hotel, apartment, and office buildings.

Sec. 6.610.103. Definitions.

For the purpose of this Article, certain terms are defined as follows:

(a) ANCHOR STORE is an exterior perimeter department store or major merchandising area adjacent to a covered mall building having direct access to a mall but having all required exits independent of a mall.

(c) COVERED MALL BUILDING is a single building enclosing a number of tenants and occupancies including but not limited to malls, retail stores, drinking and dining establishments, entertainment and amusement facilities, offices, and other similar uses wherein two or more tenants have a main entrance into one or more malls.

(g) GROSS LEASABLE AREA is the total floor area within the covered mall building designed for exclusive tenant occupancy and use. The area of tenant occupancy, including areas used for storage (hereinafter tenant space), is measured from the center lines of joint partitions to the outside of the tenant walls. All tenant space, including areas used for storage, shall be included in calculating gross leasable area.

(m) MALL is a roofed or covered common pedestrian area within a covered mall building which serves as access for two or more tenant spaces.

(o) OCCUPANT LOAD is the total number of persons that may occupy a building or portion thereof at any one time.

Sec. 6.610.104. Applicability of Other Provisions.

Except as specifically otherwise required by this Article, covered mall buildings shall meet all applicable provisions of this Chapter.

Sec. 6.614.105. Special Provisions.

(a) Automatic Fire Extinguishing Systems. The covered mall building shall be provided with an automatic fire extinguishing system conforming to the provisions of UNIFORM BUILDING CODE Standard No. 38-1. In addition to these Standards, the automatic fire extinguishing system shall comply with the following:

1. All automatic fire extinguishing system control valves shall be electrically supervised by an approved central, proprietary, or remote station or a local alarm service which will give an audible signal at a constantly attended station.
2. The automatic fire extinguishing system shall be complete and operative prior to occupancy of any of the tenant spaces.

(b) Standpipes.

1. Standpipes shall be installed in accordance with the requirements of Chapter 38 of the UNIFORM BUILDING CODE.

Exceptions:

- A. Risers and laterals of dry standpipe systems in the covered mall building not located within an enclosed stairway need not be protected by a degree of fire resistance equal to that required for vertical enclosures.
 - B. Where more than one standpipe is provided, they need not be interconnected.
 - C. Piping may be hydraulically sized.
2. There shall be a standpipe outlet connected to a supply capable of delivering 250 gallons per minute at each of the following locations for Fire Department use:
 - A. Within the mall at the entrance to an exit passage or exit corridor.

B. At each floor level landing within enclosed stairways opening directly onto the mall.

C. Adjacent to principal exterior entrances to the mall as determined by the Building Official.

(c) Smoke Control Requirements:

1. Purpose: The purpose of smoke control is to restrict movement of smoke to the general area of fire origin and to maintain means of egress in a usable condition.
2. General. The smoke control system shall be activated by operation of either the sprinkler system, smoke detectors, or a manual system, subject to the approval of the Building Official. Smoke detectors shall be provided:
 - 1) Within the return air portion of an air conditioning system; and
 - 2) Within the tenant spaces at openings between tenants spaces and the mall. Actuation of either a smoke detector or the sprinkler system shall cause the air supply to the air conditioning zone in which the fire occurs to shut down. During those hours when the air conditioning system is not operating, the smoke detector or sprinkler actuation will transmit an alarm as required in subsection (a), item 1 of this Section.
3. Mall Venting. The mall shall have smoke removal capability installed in or near the roof. Such facility may be either natural or mechanical.
4. Acceptance and testing. Before the smoke control system is accepted by the Building Official, it shall be tested in his presence to confirm that the system is operating in compliance with the requirements of this subsection (c).

(d) Fire Department Access to Equipment. Rooms or areas containing controls for air conditioning systems, automatic fire extinguishing systems, or other detection, suppression, or control elements shall be clearly identified by signs for the use by the Fire Department at all times.

(e) Tenant Separation. Each tenant space shall be separated from other tenant spaces by a wall having a fire resistive rating of not less than one hour. The separation wall shall extend from the floor to the underside of the ceiling. Except as expressly required by other provisions of the UNIFORM BUILDING CODE, the ceiling need not be a fire resistive assembly. A separation is not required in attic spaces above tenant separation walls nor is a tenant separation wall required between any tenant space and a mall, except for occupancy separations required by Section 6.614.107.

- (f) Public Address System. When a public address system is provided, the system shall be made accessible to the Fire Department at all times.
- (g) Plastic Panels and Plastic Signs. Within every story or level and from side wall to side wall of each tenant space or mall, approved plastic panels and signs shall be limited as follows:
 - 1. They shall not exceed 20 percent of the wall area facing the mall;
 - 2. They shall not exceed a height of 36 inches except that if the sign is vertical then the height shall not exceed 96 inches and the width shall not exceed 36 inches;
 - 3. They shall be located a minimum distance of 18 inches from adjacent tenants;
 - 4. All edges and the back shall be fully encased in metal.
- (h) Lease Plan. The owner(s) of a covered mall building shall provide both the Building and Fire Department with a lease plan showing the locations of each occupancy and its exits prior to issuance of the Certificate of Occupancy. Such plans shall be kept current. No modifications or changes in occupancy or use shall be made from that shown on the lease plan without written approval of the Building Official.
- (i) Mixed Type Construction. An anchor store of Type I, Type II fire resistive, or Type II one-hour construction, may be attached to a covered mall building containing a mall and tenant space of lesser type construction without protecting the openings between the anchor stores and the mall, notwithstanding the existence of a property line which would otherwise make applicable contrary provisions of this Chapter.

Sec. 6.614.106. Exits.

- (a) General. Each tenant space and the covered mall building shall be provided with exits as required by this Section and Chapter 33 of the UNIFORM BUILDING CODE. Where there is a conflict between the requirements of Chapter 33 of the UNIFORM BUILDING CODE and the requirements of this Section, the requirements of this Section shall apply.
- (b) Determination of Occupancy Load.
 - 1. The occupant load permitted in any individual tenant space in a covered mall building shall be determined as required by Section 6.313.301(d) of the UNIFORM BUILDING CODE. Exit requirements for individual tenant spaces shall be based on the occupant load thus determined.

- 2. The occupant load permitted for the covered mall building, assuming all portions, including individual tenant spaces and the mall to be occupied at the same time, shall be determined by dividing the gross leasable area by 30 for covered mall buildings containing up to 150,000 square feet of gross leasable area; by 40 for covered mall buildings containing between 150,001 and 350,000 square feet of gross leasable area, and by 50 for covered mall buildings containing more than 350,000 square feet of gross leasable area. Exit requirements for the covered mall building shall be based on the occupant load thus determined.
- 3. The occupant load of anchor stores opening into the mall shall not be included in computing the total number of occupants for the mall.
- (c) Number of exits. Each individual tenant space in covered mall buildings shall be provided with the number of exits required by Section 6.313.302(a) of the UNIFORM BUILDING CODE. In addition to the requirements of Section 6.313.202(a), whenever the distance of travel to the mall within any tenant space used by persons other than employees exceeds 75 feet, exits shall be provided so that no such person is further than 75 feet from an exit.
- (d) Arrangement of Exits.
 - 1. Group A, Divisions 1, 2, and 2.1 Occupancies, other than drinking and eating establishments, shall be so located in the covered mall building that their entrance will be immediately adjacent to a principal entrance to the mall and shall not have less than one-half of their required exits opening directly to the exterior of the covered mall building.
 - 2. Required exits for anchor stores shall be provided independently from the covered mall building exit system.
 - 3. The occupant load of anchor stores opening into the mall shall not be included in determining exit requirements for the mall.
 - 4. Malls shall not exit through anchor stores.
- (e) Distance to Exits.
 - 1. Within each individual tenant space in a covered mall building the maximum distance of travel from any point to an exterior exit door, horizontal exit, exit passageway, enclosed stairway, or entrance to the mall shall not exceed 200 feet.

2. The maximum distance of travel from any point within a mall to an exterior exit door, horizontal exit, exit passageway, or an enclosed stairway shall not exceed 200 feet.

(f) Access to Exits.

1. When more than one exit is required, they shall be so arranged that it is possible to go in either direction from any point in a mall to a separate exit, except for dead ends not exceeding a length equal to twice the width of the mall measured at the narrowest location within the dead end portion of the mall.
2. The minimum width of exit from a mall shall be 66 inches.
3. When exit passageways are present to provide a secondary exit from a tenant space, doors to the exit passageway shall be one-hour fire doors. Such doors shall be self-closing and be so maintained or shall automatically close as controlled by a smoke detection system.
4. Storage is prohibited in exit passageways which are also used for service to the tenants. Such exit passageways shall be posted with conspicuous signs stating that storage is prohibited.

(g) Malls.

1. For the purpose of providing required egress, malls may be considered as corridors, but need not comply with the requirements of Sections 6.613.304(g) and 6.613.304(h) of the UNIFORM BUILDING CODE if the width of mall is as specified in this Section. Malls not so conforming to the requirements of this Section shall comply with the requirements of Section 6.313.304(g) and 6.313.304(h) of the UNIFORM BUILDING CODE.
2. The minimum width of the mall shall be 20 feet. There shall be a minimum of 10 feet clear width to a height of 8 feet between any projection from a tenant space bordering the mall and the nearest kiosk, vending machine, bench, display, or other obstruction to egress. The mall shall be sufficient to accommodate the occupant load immediately tributary thereto.

(h) Security Grills and Doors. Horizontal sliding or vertical security grills or doors which are a part of a required means of egress shall conform to the following:

1. They must remain locked in the full open position during the period of occupancy by the general public.

2. Doors or grills shall not be brought to the closed position when there are more than 10 persons occupying spaces served by a single exit or 50 persons occupying spaces served by more than one exit.
3. The doors or grills shall be openable from within without the use of any special knowledge or effort when the space is occupied.
4. When two or more exits are required, not more than one-half of the exits may be equipped with horizontal sliding or vertical rollings grills or doors.

Sec. 6.614.107. Occupancy.

(a) General.

Covered mall buildings shall be classified as Group B, Division 2 Occupancies and may contain accessory uses consisting of Groups A, E, or R, Division 1 Occupancies. Individual accessory uses within a covered mall building shall contain an area not exceeding three times the basic area permitted by Table No. 5-C of the UNIFORM BUILDING CODE for the type of construction and the occupancy involved. The aggregate area of all accessory uses within a covered mall building shall not exceed 25 percent of the gross leasable area.

(b) Mixed Occupancy. Individual tenant spaces within a covered mall building which comprise a distinct "Occupancy" as described in Chapters 5, 6, 7, 8, 11, 12, and 14 of the UNIFORM BUILDING CODE shall be separated from any other occupancy as specified in Section 6.310.503(d) of the UNIFORM BUILDING CODE.

EXCEPTION: A main entrance of a tenant space which opens onto a mall need have no separation.

Section 9. In order to promote building security, safeguard property and help prevent financial loss by affording resistance to non-forceable entry into buildings and establish crime prevention through building security, pursuant to Section 14051 of the California Penal Code providing that the Police, Fire and Building Officials of the City develop local security standards and regulations, Article 7 BUILDING SECURITY is hereby enacted to read and provide as follows:

ARTICLE VII BUILDING SECURITY

Sec. 6.710.101. Scope.

(a) Scope. This Article shall apply to all new construction requiring a building permit, including but not limited to existing multiple family dwelling units which are converted to privately owned family units (condominiums) and any existing structure which converts from its original occupancy group as designated in the UNIFORM BUILDING CODE to a different occupancy.

(b) Exemption. Any building defined in the UNIFORM BUILDING CODE and Title 19, California Administrative Code and which requires special type releasing or latching devices shall be exempt from the provisions of this Article relative to locking devices of interior and/or exterior doors.

Sec. 6.710.102. Rules and Regulations.

The City Council may adopt by resolution rules and regulations governing the materials and methods of construction necessary to provide minimum standards for safeguarding property and public welfare against unlawful entry.

Section 10. 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 for rehabilitation and restoration of said 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 California Administrative Code under Part 2, Title 24, Chapter B2 "State Historic Building Code." Article VIII: HISTORICAL OR ARCHITECTURALLY SIGNIFICANT BUILDINGS is hereby enacted to read and provide as follows:

ARTICLE VIII HISTORICAL OR
ARCHITECTURALLY SIGNIFICANT BUILDINGS

Sec. 6.810.101. Historical or Architecturally Significant Buildings.

The City Council may, by resolution, find and determine that particular buildings or structures have special historical or architectural significance. Repairs, alterations, and additions necessary for the preservation, restoration, rehabilitation, relocation, conversion, or continued use of a building or structure so designated shall comply with the requirements of Article IV of this Chapter (Section 6.409.820 et seq.) and may comply with all of the requirements of this Chapter. The City Council may, upon recommendation of the Building Official, adopt by resolution such rules and regulations as may be necessary to comply with this Section.

Section 11. Article IX FIRE ZONES is hereby enacted to read and provide as follows:

Article IX FIRE ZONES
Sec. 6.910.101. Established Fire Zone Map Adopted.

The entire area within the boundaries of the City is hereby established as a fire district and such fire district shall be declared and is hereby known and designated as Fire Zone One, Fire Zone Two, and Fire Zone Three. The City Council shall establish the said fire zones from time to time by ordinance and the Director of Community Development is directed to prepare appropriate maps showing the said fire zones as so established by ordinance and to file the same in the office of the city clerk, in the office of the building inspector and in the office of the Chief of the Fire Department for information of the public. All lands within the territorial limits of the City of Santa Rosa, including future annexations, not included within the boundaries of Fire Zones No. 1 and No. 2, are hereby declared to be in Fire Zone No. 3.

Sec. 6.910.102. Application of Fire Zone Regulations.

The fire district and the fire zones so established are the district and fire zones referred to in the building code of the City of Santa Rosa and are subject to the regulations prescribed in the building code and in any other applicable ordinance or regulations of the City of Santa Rosa.

Sec. 6.910.103. Boundaries of Fire Zones Numbered 1; Established.

The boundaries of Downtown Fire Zone No. 1 are hereby established as follows:

Downtown Fire Zone No. 1: Beginning at the intersection of the easterly line of Washington Street with the northerly line of Sixth Street; thence easterly along the southerly line of Sixth Street to its intersection with the westerly line of "A" Street; thence northerly along the westerly line of "A" Street, to its intersection with the southerly line of Seventh Street; thence easterly along southerly line of Seventh Street, and crossing "A" Street, "B" Street and Mendocino Avenue, to its intersection with the easterly line of Mendocino Avenue; thence southerly along the easterly line of Mendocino Avenue, and crossing Seventh Street, to its intersection with the southerly line of Seventh Street; thence easterly along the southerly line of Seventh Street to its intersection with the westerly line of Riley Street; thence southerly along the westerly line of Riley Street; and crossing Fifth Street to its intersection with the southerly line of Fifth Street; thence easterly along the southerly line of Fifth Street to its intersection with the westerly line of "E" Street; thence

southerly along the westerly line of "B" Street and crossing Fourth Street, Third Street, and Second Street, to its intersection with the northerly line of First Street; thence westerly along the northerly line of First Street, and crossing "D" Street, Santa Rosa Avenue, "B" Street and "A" Street to the southerly corner of Lot 1 in Block 1 of Santa Rosa, Sonoma County, as said lot and block are shown upon a map recorded December 7, 1854, in Maps, Book 1, Page 1, Sonoma County Records; thence northerly along the westerly line of Lot 1, and the northerly extension of said westerly line and crossing Second Street to its intersection with the northerly line thereof; thence easterly along the northerly line of Second Street to the southwesterly corner of that tract of land, Poulsen to Reddick as recorded April 13, 1961, in Official Records of Sonoma County, Book 1818, Page 90; thence northerly along the westerly line of said tract to the northwesterly corner thereof, said corner being a point in the southerly line of that parcel of land designated as parcel 3 in Decree of Final Distribution of the Estate of Eva Detjen, as recorded June 4, 1948, in Official Records of Sonoma County, Book 800, Page 428; thence westerly along the southerly line of said parcel to the southwesterly corner thereof; thence northerly along the westerly line of said parcel to the southerly line of Third Street; thence westerly along the southerly line of Third Street to its intersection with the southerly extension of the easterly line of Washington Street; thence northerly along said southerly extension and said easterly line of Washington Street; and crossing Third Street, Fourth Street, Fifth Street and Sixth Street to the northerly line of Sixth Street and the point of beginning.

Coddington Fire Zone No. 1: Beginning at the intersection of the southerly line of Guerneville Road with the easterly line of the new Cleveland Avenue; thence northerly along the southerly extension of the easterly line of Cleveland Avenue and along said easterly line and crossing Guerneville Road to the northwesterly corner of Lot 2 in Santa Rosa Professional Park Subdivision No. 1, as said lot and subdivision are shown upon a map recorded August 14, 1963, in Maps, Book 94, Pages 1 to 4, Sonoma County Records; thence easterly along the northerly line of said Lot 2 to the northeasterly corner thereof; said corner being in the westerly right of way line of Highway 101; thence southerly along said right of way line, and crossing Guerneville Road, to its intersection with the easterly extension of the northerly line of Lot 2 in Subdivision of the Jennings Farm, as said lot and subdivision are shown upon a map recorded October 10, 1904, in Maps, Book 17, Page 9, Sonoma County Records, thence westerly along said easterly extension and said northerly line, and crossing Cleveland Avenue; and along the westerly extension of the northerly line of said Lot 2 to its intersection with the easterly line of that tract of land, Jones to Santa Rosa Enterprises, Parcel Two, as recorded June 9, 1961, in Official Records of Sonoma County, Book 1828, Page 488; thence northerly along the easterly line of said parcel of land to the northeasterly corner thereof; thence along the northerly line of said parcel and the western extension of said northerly line, to its intersection with a line that is parallel to and 200 feet easterly from the westerly line of Range Avenue measured at right angles to said westerly line; thence northerly along a line which is parallel to and 200 feet easterly from the westerly line of Range Avenue, measured at right angles to said westerly line, to its intersection with the southerly line of Guerneville Road; thence easterly along the southerly line of Guerneville Road, and crossing Cleveland Avenue to the point of beginning.

Montgomery Village Fire Zone No. 1: Beginning at the

intersection of the easterly line of Farmers Lane with the southerly line of Montgomery Drive; thence easterly along said southerly line of Montgomery Drive to its intersection with the westerly line of Hahman Drive; thence southerly along said westerly line of Hahman Drive and crossing Midway Drive, Magowan Drive and Sonoma Avenue to its intersection with the northerly line of Patio Court; thence westerly along said northerly line of Patio Court to its intersection with the easterly line of Farmers Lane; thence northerly along said easterly line of Farmers Lane, and crossing Sonoma Avenue, Magowan Drive, and Midway Drive to the point of beginning.

Sec. 6.910.104. Boundaries of Fire Zones Numbered 2; Established

The boundaries of Downtown Fire Zone No. 2 are hereby established as follows:

Downtown Fire Zone No. 2: Beginning at the intersection of the easterly line of Highway 101 with the northerly line of Eighth Street; thence easterly along said northerly line of Eighth Street to its intersection with the westerly line of Washington Street; thence crossing Washington Street in a straight line to the northwesterly corner of Lot 2 of Bayler and Menihan's Addition to the City of Santa Rosa as said lot and addition are shown upon a map recorded July 11, 1888, in Maps, Book 2, Page 12, Sonoma County Records; thence easterly along the northerly line of said Lot 2, and the easterly extension of said northerly line, to the northeasterly corner of Lot 13 of the aforementioned Bayler and Menihan's Addition; thence crossing "A" Street in a straight line to the northwesterly corner of Lot 16 of Kessing's Addition to the City of Santa Rosa as said lot and addition are shown upon a map recorded November 22, 1869, in Maps, Book 1, Page 3, Sonoma County Records; thence easterly along the northerly line of said Lot 16, and the easterly extension of said northerly line, to its intersection with the westerly line of Lot 3 of said Kessing's Addition; thence northerly along the westerly line of said Lot 3 to the northwesterly corner thereof; thence easterly along the northerly line of said Lot 3 to its intersection with the westerly line of "B" Street; thence crossing "B" Street in a straight line to the southwesterly corner of that parcel of land, Hoffer to Noonan, as recorded December 27, 1882, in Deeds, Book 83, Page 437, Sonoma County Records; thence along the southerly line of said parcel to the southeasterly corner thereof; thence crossing the "B" Street parking lot of the City of Santa Rosa, in a straight line, to the northwesterly corner of that parcel of land, Sullivan to Sawyer, as recorded January 20, 1932, in Official Records of Sonoma County, Book 309, Page 462; thence along the northerly line of said parcel to its intersection with the westerly line of Mendocino Avenue; thence southerly along the westerly line of Mendocino Avenue to its intersection with the westerly extension of the northerly line of that parcel of land, Johns, et al, to the Johns Company, as recorded February 20, 1961, in Official Records of Sonoma County, Book 1808, Page 670; thence easterly along said westerly extension, and said northerly line, and following the meanderings thereof to the most northerly corner of said parcel said corner being in the westerly line of Riley Street; thence crossing Riley Street in a straight line to the northwesterly corner of that parcel of land, Shea to Hughes, as recorded September 20, 1944, in Official Records of Sonoma County, Book 617, Page 291; thence easterly along the northerly line of said parcel to a point which is 92 feet westerly from the westerly line of Humboldt Street; measured at right angles to said westerly line; thence southerly, parallel to and 92 feet westerly from the westerly line of Humboldt Street, measured at right angles to said westerly line, to the northerly line of

Seventh Street (Formerly Johnson Street); thence crossing Seventh Street and continuing southerly, parallel to and 92 feet westerly from the westerly line of Humboldt Street, measured at right angles to said westerly line, to a point which is 100 feet northerly from the northerly line of Fifth Street, measured at right angles to said northerly line; thence easterly parallel to and 100 feet northerly from the northerly line of Fifth Street, measured at right angles to said northerly line, and crossing Humboldt Street, Orchard Street, Beaver Street, and "E" Street to a point in the westerly line of that parcel of land, Laws and Seimears Company to Perry et al, as recorded June 17, 1953 in Official Records of Sonoma County, Book 1214, Page 215; thence southerly along said westerly line, 56 feet more or less to its intersection with the northerly line of Fifth Street; thence easterly along said northerly line to the southeasterly corner of the aforementioned O. R. 1214-215; thence southerly and crossing Fifth Street in a straight line to the northeasterly corner of that parcel of land, Benoist to Bank of California, Parcel Two, as recorded March 19, 1957, in Official Records of Sonoma County, Book 1508, Page 241; thence southerly along the easterly line of said parcel, and the southerly extension of said easterly line, to its intersection with the southerly line of a ten-foot alley as said alley is shown upon a map of Latimer's Addition to the City of Santa Rosa as recorded November 5, 1883 in Maps, Book 1, Page 26, Sonoma County Records; thence westerly along the southerly line of said alley to the northeasterly corner of Lot 3 to the aforementioned Latimer's Addition; thence southerly along the easterly line of said Lot 3 to the southeasterly corner thereof said corner being in the northerly line of Fourth Street; thence crossing Fourth Street in a straight line to the northeasterly corner of that tract of land, Tocchini to Tocchini, as recorded April 27, 1955, in Official Records of Sonoma County, Book 1434, Page 210, thence southerly along the easterly line of said Tract to its intersection with the northerly line of Lot 11 of the Marion J. Addition to the City of Santa Rosa as said lot and addition are shown upon a map recorded April 15, 1889 in Maps, Book 2, Page 17, Sonoma County Records; thence westerly along said northerly line to the northwesterly corner of said Lot 11; thence southerly along the westerly line of said Lot 11 to the southwest corner thereof; said corner being in the northerly line of Third Street; thence crossing Third Street in a straight line to the northeasterly corner of that parcel of land, Rafanelli et al to Hitchcock, as recorded April 14, 1958 in Official Records of Sonoma County, Book 1583, Page 46; thence southerly along the easterly line of said parcel to its intersection with the northerly line of that Tract of land, Crump to Jaffrey, Parcel Two, as recorded August 6, 1956 in Official Records of Sonoma County, Book 1458, Page 146; thence easterly along said northerly line to the northeasterly corner of said Parcel Two; thence southerly along the easterly line of said Parcel Two to the southeasterly corner thereof; said corner being in the northerly line of Second Street; thence crossing Second Street in a straight line to the northeasterly corner of Lot 119, Block 24 of Santa Rosa, as said lot and block are shown upon a map of Santa Rosa recorded December 7, 1854 in Maps, Book 1, Page 1, Sonoma County Records; thence southerly along the easterly line of said Lot 119, and the southerly extension of said easterly line and crossing First Street to its intersection with the Bolio Line, as said line is shown upon a Map of George Hood's Addition to the City of Santa Rosa as recorded January 4, 1888 in Maps, Book 2, Page 6, Sonoma County Records; thence southerly along said Bolio Line and its southerly extension to its intersection with the centerline of Santa Rosa Creek; thence westerly along the centerline of Santa Rosa Creek and following the

meanderings thereof, and crossing "E" Street, Sonoma Avenue, Santa Rosa Avenue, and "A" Street; to its intersection with the easterly line of Highway 101; thence northerly along the easterly line of said Highway 101 and crossing Second Street, Third Street, Fourth Street, Fifth Street, Sixth Street, Seventh Street, and Eighth Street, to the point of beginning, excluding Downtown Fire Zone No. 1.

Coddington Fire Zone No. 2: Beginning at the intersection of the easterly line of Highway 101 with the northerly line of Steele Lane; thence southerly along the easterly line of Highway 101, and crossing Steele Lane to its intersection with the easterly extension of the northerly line of Edwards Avenue; thence westerly along said easterly extension and said northerly line and crossing Highway 101 and Cleveland Avenue, to the southwest corner of Lot 13 as said Lot is shown upon a map of Subdivision of Tracts 3, 4, 5, 6, 7, 8, 9, 10, and 11 of the Subdivision of the Jennings Farm, as recorded December 11, 1907 in Maps, Book 20, Page 22, Sonoma County Records; thence northerly along the westerly line of said Lot 13 to the northeasterly corner of that parcel of land, Willoughby to Darland, as recorded November 15, 1951 in Official Records of Sonoma County, Book 1088, Page 404; thence westerly along the northerly line of said parcel, and the westerly extension of said northerly line and crossing Range Avenue to the westerly line of Range Avenue; thence northerly along the westerly line of Range Avenue and the northerly extension of said westerly line, and crossing Guerneville Road and Steele Lane, to its intersection with the northerly line of Steele Lane; thence easterly along the northerly line of Steele Lane to the southwest corner of Lot 42 in Santa Rosa Professional Park No. 1, as said lot and Professional Park are shown upon a map recorded August 14, 1963, in Maps, Book 94, Pages 1 and 4, Sonoma County Records; thence northerly along the westerly line of said Lot 42, and the northerly extension of said westerly line, to its intersection with the southerly line of Lot 39 of the aforementioned Santa Rosa Professional Park Subdivision No. 1; thence westerly along the southerly line of said Lot 39 to the southwest corner thereof; thence northerly along the westerly line of said Lot 39 and the northerly extension of said westerly line to the northwesterly corner of Lot 37 of the aforementioned Santa Rosa Professional Park Subdivision No. 1; thence easterly along the northerly line of said Lot 37, and the easterly extension of said northerly line and crossing Cleveland Avenue and Highway 101, to its intersection with the easterly line of said Highway 101; thence southerly along the easterly line of Highway 101 to the point of beginning.

Montgomery Village Fire Zone No. 2: Beginning at the intersection of the easterly line of Farmers Lane with the northerly line of Montgomery Drive; thence easterly along the northerly line of Montgomery Drive to its intersection with the northerly extension of the easterly line of Lot 1, Block 3 of Montgomery Village Subdivision No. 2, as said lot, block and subdivision are shown upon a map recorded December 21, 1949 in Maps, Book 63, Pages 16 and 17, Sonoma County Records; thence southerly along said northerly extension, and said easterly line, and crossing Montgomery Drive to the southeasterly corner of said Lot 1; thence westerly along the southerly line of said Lot 1 to the northeasterly corner of Lot 31 in Block 3 of the aforementioned Montgomery Village Subdivision No. 2; thence southerly along the easterly line of said Lot 31 to the southeasterly corner of the aforementioned Lot 31; said corner being also in the northerly line of Midway Drive; thence southerly and crossing Midway Drive

in a straight line to the northeasterly corner of Lot 1 in Block 2 of the aforementioned Montgomery Village Subdivision No. 2; thence southerly along the easterly line of said Lot 1 to the southeasterly corner thereof; thence westerly along the southerly line of said Lot 1 to the northeasterly corner of Lot 30 in Block 2 of the aforementioned Montgomery Village Subdivision No. 2; thence southerly along the easterly line of said Lot 30 to the southeasterly corner thereof; said corner being also in the northerly line of Magowan Drive; thence southerly and crossing Magowan Drive in a straight line to the northeasterly corner of Lot 1 in Block 1 of the aforementioned Montgomery Village Subdivision No. 2; thence southerly along the easterly line of said Lot 1 to the southeasterly corner thereof; thence westerly along the southerly line of said Lot 1 to the northeasterly corner of Lot 1 in Block 2 of Montgomery Village Tract No. 102, as said lot, block and tract are shown upon a map recorded October 17, 1949, in Maps, Book 63, Page 13, Sonoma County Records; thence southerly along the easterly line of said Lot 1 to the southeasterly corner thereof; said corner being in the northerly line of Sonoma Avenue; thence southerly and crossing Sonoma Avenue in a straight line to the northeasterly corner of Lot 18 in Block 1 of Montgomery Village Subdivision No. 4, as said lot, block and subdivision are shown upon a map recorded August 20, 1950, in Maps, Book 65, Pages 20 and 21, Sonoma County Records; thence southerly along the easterly line of said Lot 19 to the southeasterly corner thereof; thence westerly along the southerly line of said Lot 18 to the northeasterly corner of Lot 1 in Block 1 of the aforementioned Montgomery Village Subdivision No. 4; thence southerly along the easterly line of said Lot 1 to the southeasterly corner of the aforementioned Lot 1, said corner being also in the northerly line of Claremont Drive; thence southerly and crossing Claremont Drive in a straight line to the northeasterly corner of Lot 1 in Block 2 of the aforementioned Montgomery Village Subdivision No. 4; thence southerly along the easterly line of said Lot 1 to the southeasterly corner thereof; thence westerly along the southerly line of said Lot 1 to the northeasterly corner of Lot 32 in Block 2 of the aforementioned Montgomery Village Subdivision No. 4; thence southerly along the easterly line of said Lot 32 to the southeasterly corner thereof; said corner being in the northerly line of Valley Center Drive; thence southerly and crossing Valley Center Drive in a straight line to the northeasterly corner of Lot 1 in Block 3 of the aforementioned Montgomery Village Subdivision No. 4; thence southerly along the easterly line of said Lot 1 to the southeasterly corner thereof; thence westerly along the southerly line of said Lot 1 to the northeasterly corner of Lot 32 in Block 3 of the aforementioned Montgomery Village Subdivision No. 4; thence southerly along the easterly line of said Lot 32 to the southeasterly corner thereof; said corner being in the northerly line of Village Side Drive; thence southerly and crossing Village Side Drive in a straight line to the northeasterly corner of Lot 1 in Block 4 of the aforementioned Montgomery Village Subdivision No. 4; thence southerly along the easterly line of said Lot 1 to the southeasterly corner thereof; thence westerly along the southerly line of said Lot 1 to the northeasterly line of Lot 1 in Block 1 of Montgomery Village Subdivision No. 7, as said lot, block and subdivision are shown upon a map recorded October 10, 1951, in Maps, Book 66, Pages 22 and 23, Sonoma County Records; thence southerly along the easterly line of said Lot 1 to the southeasterly corner thereof; said corner being in the northerly line of Patio Court; thence southerly and crossing Patio Court in a straight line to the northeasterly corner of Lot No. 2 in Block 2 of the aforementioned Montgomery Village Subdivision No. 7; thence southerly along the easterly line of said Lot 2 to the southeasterly corner thereof; thence westerly along the southerly line of said Lot 2, and the

westerly extension of said southerly line, to the northeasterly corner of Lot 36 in Block 2, of the aforementioned Montgomery Village Subdivision No. 7; thence southwesterly along the south-easterly line of said Lot 36, and the southwesterly extension of said line, to the most southerly corner of Lot 35 in Block 2 of the aforementioned Montgomery Village Subdivision No. 7, said corner being in the northerly line of Spring Creek Drive; thence westerly along the northerly line of Spring Creek to its intersection with extension of said line, to its intersection with the easterly line of Hahman Drive; thence southerly along the easterly line of Hahman Drive to its intersection with the northerly bank of Spring Creek; thence westerly along the northerly bank of Spring Creek to its intersection with the westerly line of that parcel of land Fisher to the City of Santa Rosa as recorded November 1, 1895 in Deeds, Book 162, Page 460, Sonoma County Records; thence northerly along the westerly line of said parcel and the northerly extension of said westerly line, and crossing Sonoma Avenue to its intersection with the northerly line of Sonoma Avenue; thence easterly along said northerly line to the southwesterly corner of Lot 16 in Stevenson Subdivision No. 1, as said lot and subdivision are shown upon a map recorded December 9, 1947, in Maps, Book 59, Page 6, Sonoma County Records; thence northerly along the westerly line of said Lot 16 to the northwesterly corner thereof; thence easterly along the northerly line of said Lot 16 to the southwesterly corner of Lot 15 in Block 1 of Stevenson Subdivision No. 2 as said lot, block and subdivision are shown upon a map recorded February 3, 1948, in Maps, Book 59, Page 1, Sonoma County Records; thence northerly along the westerly line of said Lot 15 to the northwesterly corner thereof; said corner being in the southerly line of Magowan Drive; thence northerly and crossing Magowan Drive in a straight line to the southwesterly corner of Lot 15 in Block 2 of the aforementioned Stevenson Subdivision No. 2, thence northerly along the westerly line of said Lot 15 to the northwesterly corner thereof; thence easterly along the northerly line of said Lot 15 to the southwesterly corner of Lot 16 in Block 2 of the aforementioned Stevenson Subdivision No. 2; thence northerly along the westerly line of said Lot 16 to the northwesterly corner thereof; said corner being in the southerly line of Midway Drive; thence northerly and crossing Midway Drive in a straight line to the southwesterly corner of Lot 15 in Block 3 of the aforementioned Stevenson Subdivision No. 2; thence northerly along the westerly line of said Lot 15 to the northwesterly corner thereof; thence easterly along the northerly line of said Lot 15 to the southwesterly corner of Lot 16 in Block 3 of the aforementioned Stevenson Subdivision No. 2; thence northerly along the westerly line of said Lot 16, and its intersection with the northerly line of Montgomery Drive; thence easterly along said northerly line of Montgomery Drive, and the easterly extension of said northerly line and crossing Farmers Lane to the point of beginning.

Sec. 6.910.105. Boundaries of Fire Zone No. 3; Established.

All lands within the territorial limits of the City of Santa Rosa, including future annexations, not included within the boundaries of Fire Zones No. 1 and No. 2, are hereby declared to be in Fire Zone No. 3 and Fire Zone No. 3 is so established.

Section 12. Severability Clause.

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

Section 13. This Ordinance shall be in full force and effect from and after its adoption and publication or as soon thereafter as all precedents of law have been satisfied.

IN COUNCIL DULY PASSED this 22nd day of August, 1978.

AYES: (5) Mayor Born, Councilmen Downey, Caggiano, Healy and Wilhelm

NOES: (0)

ABSENT: (0)

APPROVED: /s/ DONNA M. BORN
Mayor

ATTEST: /s/ MARION MC COMAS
Assistant City Clerk

APPROVED AS TO FORM
CITY ATTORNEY

BY _____

