

CITY OF SAND CITY

ORDINANCE NO. 16-04, 2016

ORDINANCE AMENDING TITLE 15 OF THE SAND CITY MUNICIPAL CODE TO ADOPT THE 2016 CALIFORNIA BUILDING CODE AND APPENDICES H, I, J; THE 2016 CALIFORNIA HISTORICAL BUILDING CODE; THE 2016 CALIFORNIA EXISTING BUILDING CODE; THE 2016 CALIFORNIA RESIDENTIAL CODE; THE 2016 CALIFORNIA PLUMBING CODE; THE 2016 CALIFORNIA ELECTRICAL CODE; THE 2016 MECHANICAL CODE; THE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE INCLUDING APPENDIX G AND I; THE 2016 CALIFORNIA FIRE CODE; AND THE 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE EXCEPT SECTION 111

WHEREAS, the City Council of the City of Sand City finds that the continued efficient operation of city government and public services for public health, safety, and welfare requires adoption of the latest California Building Codes; and

WHEREAS, the City of Sand City has certain contractual obligations to fulfill, as noted in Section 3 of the "Public Safety Service Agreement" between the City of Sand City and the City of Monterey who serves as Sand City's Building and Fire Departments; and

WHEREAS, the City Council has been advised by City staff that said code updates and revision amendments contained in the ordinance are in the best interest of the City in order to protect the public health, safety, and welfare; and

WHEREAS, this Ordinance is found to be 'Categorically Exempt' from environmental review, per the provisions of Section 15061(b)(3) of the California Environmental Quality Act (CEQA); and

WHEREAS, Specific amendments have been established by the City of Sand City which are more restrictive in nature than those sections adopted by the State of California (State Building Standards Code & State Housing & Community Development Code) commonly referred to as Title 24 and Title 25 of the California Administrative Code, where these "Findings of Fact" are submitted and made a part of this Ordinance pursuant to Sections 17958.5 and 17958.7 of the California Health and Safety Code, and the amendments to the 2016 California Building Code, 2016 California Residential Code, 2016 California Plumbing Code, and 2016 California Fire Code, have been recognized by the City of Sand City to address problems, concerns, and future direction by which this City can establish and maintain an environment that will afford a level of Fire and Life Safety to its citizens and guests, and under the provisions of Section 17958.7 of the California Health and Safety Code, local amendments shall be based upon climatic, geographical, or topographical conditions, that these Findings of Fact contained herein shall address each of these situations and shall present the local situation that either singularly, or in combination, causes the established amendments to be adopted; and

WHEREAS, Sand City was incorporated in 1960, encompassing approximately 0.75 square miles, and with construction of Highway One in the late 1960s, the City was effectively bisected from north to south, and further having the Union Pacific Railroad right-of-way, also traveling north to south, acts as the City's eastern boundary. Future development plans for Sand City include low and medium density residential dwellings, mixed-use development, visitor serving commercial resorts, a revitalization of the City's "West End" and "South of Tioga" Districts and continued efforts towards habitat management; and

WHEREAS, the weather patterns within the City of Sand City are considered to be moderately affected year-round by the water bodies of the Monterey Bay and the Pacific Ocean, extending the year round growing season of vegetation, and the normal year's annual rainfall is approximately twelve to fourteen (12-14) inches, while summer conditions are impacted by the prevalent Pacific High Cell creating the mid-day fog that is normally associated with the Monterey Peninsula, and this climatic morning fog promotes growth of the natural vegetation, is subjected to sea breezes and wind in a north-westerly direction daily throughout the year, and Sand City has experienced water rationing in conjunction with the Peninsula cities, and water allocation for new developments has reduced over the past couple of years due to an excessive demand upon existing water resources; and

WHEREAS, these Findings of Fact that identify the various "physical" and "climatic" elements of the City are considered reasonable to necessitate the modifications to the requirements established pursuant to Health and Safety Code, Section 17922, based upon the local conditions, and while it is clearly understood that the adoption of such regulations may not prevent an incident of fire, it is further noted that with the implementation of these various regulations and/or requirements, it may serve to reduce the severity and potential loss of life and property.

NOW THEREFORE, be it resolved by the City Council of the City of Sand City does hereby ordain as follows:

SECTION 1: Section 15.04.010 of the Sand City Municipal Code is hereby deleted and replaced in its entirety to read as follows:

"Adopted. The following codes as amended or supplemented as provided herein, are adopted and incorporated into this Chapter by reference.

- A. The 2016 California Building Code and Appendices H, I, J
- B. The 2016 California Historical Building Code;
- C. The 2016 California Existing Building Code;
- D. The 2016 California Residential Code;
- E. The 2016 California Plumbing Code;
- F. The 2016 California Electrical Code;
- G. The 2016 California Mechanical Code;
- H. The 2016 California Green Building Standards Code & Appendix G

- and I;
- I. The 2016 California Fire Code;
- J. The 2015 International Property Maintenance Code, except Section 111.”

SECTION 2: Section 15.04.015 of the Sand City Municipal Code is hereby amended by deleting said Section in its entirety and replacing it to read as follows:

“15.04.015 Exemption for Pending Applications. The provisions of the 2016 Edition of the California Building Code and Appendices H, I, J, the 2016 California Historical Building Code, the 2016 California Existing Building Code, the 2016 California Residential Code, the 2016 California Plumbing Code, the 2016 California Electrical Code, the 2016 California Mechanical Code, the 2016 California Green Building Standards Code, the 2016 California Fire Code, and the 2015 International Property Maintenance Code, as adopted and amended herein, shall not apply to any building or structure for which an application for a building permit was made prior to January 1, 2017. Such buildings or structures shall be erected, constructed, enlarged, altered, or repaired in accordance with the provisions of this Chapter in effect at the date of said application.”

SECTION 3: Chapter 15.06 of the Sand City Municipal Code is hereby amended by deleting said Chapter in its entirety and replacing it to read as follows:

“15.06.010 Adoption. For the purposes of prescribing regulations governing to the development of better building construction and greater safety to the public by uniformity in building laws, that certain code known as the 2016 California Building Code and Appendix Chapters H, I, and J promulgated by the State of California, being particular to the 2016 Edition thereof and the whole thereof, save and except those such portions as they are deleted, modified, or amended in the Ordinance codified in this Chapter, a copy of which is on file in the Office of the City Clerk, and the same are adopted and incorporated as fully as if set out at length in this Chapter, and from the date on which the Ordinance codified in this Chapter shall take effect, the provisions thereof shall be controlling within the limits of the City.

15.06.020 Application of Amendments. The amendments set forth in the following sections in this Chapter 15.06 are amendments to the California Building Code. Whenever the amendments to the Building Code referred to in Section 15.06.010, which are set forth in the remaining sections of this Chapter 15.06, shall control.

15.06.030 Section 105.3.2 - Amended. Section 105.3.2 of the

California Building Code is hereby amended to read as follows:

105.3.2 Time Limitation of Applications. Applications for which no permit is issued within one-hundred eighty (180) days following the date of the application shall expire, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the City's Building Official. The Building Official may extend the time for action by the applicant for a period not exceeding one-hundred eighty (180) days on written request by the applicant showing that circumstances beyond control of the applicant prevented action from being taken and the extension has been submitted in writing prior to the expiration date.

If a permit has not been obtained after the first extension, additional extensions of ninety (90) days may be granted provided the applicant submits this request in writing and pays a fee equal to \$500 for each requested ninety (90) day extension and the project has not changed in scope.

Exception:

If a project has been approved by the City on condition where a pending approval from an outside agency exists at the time of expiration, written extensions will not be required.

15.06.040 Section 105.5 - Amended. Section 105.5 of the California Building Code is hereby amended to read as follows:

105.5 Expiration of Permits. Every permit issued by the City Building Official under the provisions of the technical codes shall expire and become null and void, if the project authorized by such permit has not achieved an approval for one of the required inspections identified in Section 110.3 of the 2016 California Building Code within one (1) year of such permit.

The Building Official may grant a one-time permit extension of one-hundred eighty (180) days provided the applicant submits a request in writing prior to the permit expiration and the project has not changed in scope. Additional extension requests of ninety (90) days may be granted by the Building Official if the request is made in writing, the project has not changed in scope, the project has obtained at least one inspection approval, and the applicant pays a fee of \$1,000 for each ninety (90) day extension.

Before work can commence or recommence under an expired permit, a new permit application must be submitted and permit obtained along with all applicable fees applied for this new project.

All existing projects are subject to this section and will be subject to the conditions listed above.

15.06.050 Section 1505.1.1 - Amended. Section 1501.1.1 of the California building Code is hereby amended to read as follows:

1505.1.1 Real Coverings Within All Fire Hazard Severity Zones. Any new roof on a new or existing structure and any re-roofing of an existing structure of fifty percent (50%) or more of the total roof area within a one (1) year period shall be of a fire retardant roof or Class A roof.”

SECTION 4: Chapter 15.08 of the Sand City Municipal Code is hereby amended by deleting said Chapter in its entirety and replacing it to read as follows:

“15.08.010 Adoption. For the purpose of prescribing regulations governing the conditions hazardous to life and property from fire or explosion, that certain code known as the 2016 California Fire Code, published by the State of California, being particularly the 2016 edition thereof and the whole thereof, save and except such portions as are deleted, modified, or amended in this Chapter 15.08, a copy of which Fire Code is on file in the office of the City Clerk, and the same are adopted and incorporated as fully as if set out at length in this Chapter, and from the date on which the ordinance codified in this Chapter shall take effect, the provisions thereof shall be controlling within the limits of the City.

15.08.020 Definitions. Whenever the following words or phrases are used within the Fire Code, they shall have the following meanings:

- A. “Corporation Council” means the City Attorney of the City of Sand City.
- B. “Fire Chief” means the Fire Chief of the Fire Department contracted with the City of Sand City for Fire Protection Services.
- C. “Fire Department” means the Fire Department contracted with the City of Sand City for Fire Protection Services.
- D. “Municipality” means the City of Sand City.
- E. “Fire Code” means the Fire Code referred to in Section 15.08.010.

15.08.030 Permit Refusal and Appeal. Whenever the Fire Chief has disapproved an application or refused to grant a permit applied for, or when it is claimed that the provisions of the code do not apply or that the true intent and meaning of the code has been misconstrued or wrongly intermitting, the applicant may appeal in writing in accordance with California Fire Code Section 108 pertaining to ‘Board of Appeals’.

15.08.040 Application of Amendments. The amendments set forth in the following sections in this Chapter 15.08 are amendments to the

California Fire Code. Whenever the amendments to the Fire Code referred to in Section 15.08.010, which are set forth in the remaining sections of this Chapter 15.08, shall control.

15.08.050 Section (A) 101.1 - Amended. Section (A) 101.1 of the California Fire Code is amended to read as follows:

(A) 101.1 Title. These regulations shall be known as the Fire Code of the City of Sand City hereinafter referred to as “this code”.

15.08.060 Section(A)105.1.2 - Amended. Section (A)105.1.2 of the California Fire Code is amended to read as follows:

Section (A) 105.1.2 Types of Permits. There are two types of permits as follows:

1. Operational Permit. Any and all conditions of an operational permit will be established through a separate Resolution approved by the City Council.
2. Construction Permit. A construction permit allows the application to install or modify systems and equipment for which a permit is required by Section (A)105.1.1.

15.08.070 Section (A) 109.3 - Amended. Section (A) 109.3 of the California Fire Code is amended to read as follows:

109.3 Violation Penalties. Persons who shall violate any provisions of this code or shall fail to comply with any of the requirements thereof or shall erect, install, alter, repair, or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of an infraction, punishable by a fine not more than five hundred dollars (\$500.00). Each day that a violation continues after due notice has been served shall be deemed a separate offense.

15.08.080 Section 202 - Amended. Section 202 of the California Fire Code is amended to add the following definition:

ALL WEATHER SURFACE. A road surface constructed to the minimum standards adopted by the jurisdiction.

15.08.090 Section 304 - Amended. Section 304 of the California Fire Code is amended to read as follows:

Storage and Accumulation of Rubbish and Vegetation.

304 Rubbish within Dumpsters. In all rooms or above outside areas, adjacent to building or underneath roof overhangs or when located nearer than ten (10) feet to adjacent property line, used for storage of combustible waste materials in other than Group R, Division 3 occupancies shall be protected by automatic sprinkler protection. Such sprinklers may be connected to the domestic water supply, provided sufficient coverage of the area is provided and an approved accessible shutoff valve is provided for each room or area.

Exception: Trash areas adjacent to solid brick or concrete walls with no openings or eaves are not required to be protected by an automatic sprinkler system(s).

15.08.100 Section 307 - Amended. Section 307 of the California Fire Code is amended to read as follows:

Section 307 – Incinerators, Open Burning and Commercial Barbecue Pits
Open Burning

307. General. Open burning shall be prohibited including outdoor rubbish fires and bonfires, unless 1) the fire is confined to an approved container as defined by the Mechanical Code and authorized by the Monterey Bay Air Pollution Control District, 2) the open fire is for the explicit purpose of preparation of food, such as in the case of a luau, barbecue, and the like, or 3) a special condition or circumstance exists and written authorization is granted by the Fire Chief.

15.08.110 Section 503 - Added. Section 503 is added to the California Fire Code as follows:

Section 503 – Fire Apparatus Access

15.08.120 Section 503.2.1 - Added. Section 503.2.1 is added to the California Fire Code as follows:

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than twenty (20) feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than thirteen (13) feet and six (6) inches (4115 mm).

BRIDGE. A structure to carry a roadway over a depression or obstacle.

15.08.130 Section 503.2.6.1 - Added. Section 503.2.6.1 is added to the California Fire Code to read as follows:

503.2.6.1 Private Bridge Engineering. Every private bridge hereafter

constructed shall meet the following engineering requirements:

- a. The weight shall be designed for a minimum of HS-20 loading as prescribed by AASHTO.
- b. The unobstructed vertical clearance shall be not less than fifteen (15) feet clear.
- c. The width shall be a minimum of twenty (20) feet clear. The fire code official may require additional width when the traffic flow may be restricted or reduce the width to a minimum of twelve (12) feet for Occupancy Group U or R-3 occupancies.
- d. The maximum grade change of the approach to and from any private bridge shall not exceed eight percent (8%) for a minimum distance of ten (10) feet.

15.08.140 Section 503.2.6.2 - Added. Section 503.2.6.2 is added to the California Fire Code to read as follows:

503.2.6.2 Private Bridge Certification. Every private bridge hereafter constructed shall be engineered by a licensed professional engineering knowledgeable and experienced in the engineering and design of bridges. Certification that the bridge complies with the design standards required by this code and the identified standards, and that the bridge was constructed to those standards, shall be provided by the licensed engineer, in writing, to the fire code official. Every private bridge, including existing and those constructed under this code, shall be certified as to its maximum load limits every ten (10) years or whenever deemed necessary by the fire code official. Such re-certification shall be by a licensed professional engineer knowledgeable and experienced in the engineering and design of bridges. All fees charged for the purpose of certification or re-certification of private bridges shall be at the owner's expense.

15.08.150 Section 503.2.7 - Amended. Section 503.2.7 of the California Fire Code is amended to read as follows:

503.2.7 Grade. The grade of fire apparatus access roads shall be no greater than fifteen percent (15%) unless specifically approved by the fire code official.

15.08.160 Section 503.2.7.1 - Added. Section 503.2.7.1 is added to the California Fire Code to read as follows:

503.2.7.1 Paving. All fire apparatus roads over eight percent (8%) shall be paved with a minimum 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base. All fire apparatus access roads over fifteen percent (15%), where approved, shall be paved with perpendicularly grooved

concrete.

15.08.170 Section 505 - Added. Section 505 is added to the California Fire Code to read as follows:

Section 505 – Premises Identification.

Section 505.1 Address Identification. New buildings shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of four (4) inches (101.6 mm) high with a minimum stroke width of one-half (½) inch (12.7 mm). Where access is by means of a private road, and the building cannot be viewed from the public right-of-way, a monument, pole, or other sign or means shall be used to identify the structure. Large complexes or multiple buildings shall have their addresses posted so that it is visible from the street.

15.08.180 Section 506.1 - Amended. Section 506.1 of the California Fire Code is amended to read as follows:

506.1 Where Required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box or other approved emergency access device to be installed in an approved location. The key box or other approved emergency access device shall be of an approved type and shall contain keys or other information to gain necessary access as required by the fire code official.

15.08.190 Section 507.5.2 - Amended. Section 507.5.2 of the California Fire Code is amended to read as follows:

507.5.2 Inspection, Testing, and Maintenance. Fire hydrant systems shall be subject to periodic tests as required by the fire code official. Fire hydrant systems shall be maintained in an operative condition at all times and shall be repaired where defective. Additions, repairs, alterations, and servicing shall comply with approved standards. When required by the fire code official, hydrants shall be painted in accordance with the most current edition of NFPA 291.

15.08.200 Section 603.6.6 - Added. Section 603.6.6 is added to the California Fire Code to read as follows:

603.6.6 Spark Arresters. An approved spark arrester shall be installed on all chimneys, incinerators, smokestacks, or similar devices for

conveying smoke or hot gases to the outer air.

15.08.210 Section 901.1.1 - Added. Section 901.1.1 is added to the California Fire Code to read as follows:

901.1.1 Responsibility. The owner of the protected premises shall be responsible for all fire protection systems within the protected premises, whether existing or installed under this code.

15.08.220 Section 901.4 - Amended. Section 901.4 of the California Fire Code is amended to read as follows:

901.4 Systems Out of Service. Where a required fire protection system is out of service, the fire department and the fire code official shall be notified immediately and, where required by the fire code official, the building shall either be evacuated or an approved fire watch shall be provided for all occupants left unprotected by the shutdown until the fire protection system has been returned to service.

15.08.230 Section 903 - Amended. Section 903 is amended to read as follows:

Section 903 – Fire Sprinklers

15.08.240 Section 903.2 - Amended. Section 903.2 of the California Fire Code is amended to read as follows:

903.2 Where Required. Approved automatic sprinkler systems shall be provided in all new buildings and structures constructed, moved into, or relocated within the jurisdiction.

Exceptions:

1. Structures not classified as Group R occupancies and not more than 1,000 square feet in total floor area.
2. Detached Group U occupancies (private garages, carports, sheds, and agricultural buildings).

15.08.250 Section 903.2 - Amended. The following sections of the California Fire Code are amended by changing the requirements to five-hundred (500) square feet for fire sprinkler installation, as follows (the complete text of the code section is not provided):

903.2.1.1 Group A-1. Change 12,000 square feet to 500 square feet.

903.2.1.2 Group A-2. Change 5,000 square feet to 500 square feet.

903.2.1.3 Group A-3. Change 12,000 square feet to 500 square feet.

903.2.1.4 Group A-4. Change 12,000 square feet to 500 square feet.
903.2.1.5 Group A-5. Change 1,000 square feet to 500 square feet.
903.2.3 Group E. Change 12,000 square feet to 500 square feet.
903.2.4 Group F-1. Change 12,000 square feet to 500 square feet.
Change 2,500 square feet for woodworking operations to 500 square feet.
903.2.7-1 Group M. Change 12,000 square feet to 500 square feet.
903.2.7-3 Group M. Change 24,000 square feet to 500 square feet.
903.2.9 Group S-1. Change 12,000 square feet to 500 square feet.
903.2.9.1 Repair Garages. Change 10,000 square feet (2-story buildings) and 12,000 square feet (1-story buildings) to 500 square feet.
903.2.9.2 Bulk Storage of Tires. Change 20,000 cubic feet to 500 square feet.

15.08.260 Section 903.2.8 - Amended. Section 903.2.8 of the California Fire Code is amended to read as follows:

903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided in all buildings with a Group R fire area, including, but not limited to one- and two-family dwellings, town homes, and manufactured homes and mobile homes located outside of licensed mobile home parks hereafter constructed, moved into, or relocated within the jurisdiction, including all additions to buildings already equipped with automatic fire sprinkler systems.

15.08.270 Section 903.2.20 - Added. Section 903.2.20 shall be added to the California Fire Code to read as follows:

903.2.20 Change of Use. Automatic fire sprinklers shall be installed when the occupancy changes from a single occupancy to a mixed-use occupancy that would require the installation of an occupancy separation, or when the occupancy changes from any type of occupancy to an Assembly use occupancy.

15.08.280 Section 903.3.1.1.2 - Added. Section 903.3.1.1.2 is added to the California Fire Code to read as follows:

903.3.1.1.2 Elevators. Automatic fire sprinklers shall not be installed at the top of passenger elevator hoist ways or in the associated passenger elevator mechanical rooms.

903.3.1.1.2.1 Where automatic fire sprinklers are not installed at the top of passenger elevator hoist ways, heat detectors for the shunt trip mechanism shall not be installed, nor shall smoke detectors for elevator recall be installed.

903.3.1.1.2.2 Where automatic fire sprinklers are not installed in

associated elevator mechanical rooms, heat detectors for the shunt trip mechanism shall not be installed. A smoke detector shall be installed for elevator recall.

15.08.290 Section 903.3.1.3 - Amended. Section 903.3.1.3 of the California Fire Code is amended to read as follows:

903.3.1.3 NFPA 13-D Sprinkler Systems. Where allowed, automatic sprinkler systems installed in one- or two-family dwellings shall be installed throughout in accordance with NFPA 13D.

903.3.1.3.1 All fire sprinkler systems installed in one- and two-family dwellings shall be tested for leakage by undergoing an hydrostatic test made at two-hundred (200) psi for a two (2) hour duration.

903.3.1.3.2 Each water system supplying both domestic and fire protection systems shall have a single indicating-type control valve, arranged to shut off both the domestic and sprinkler systems. A separate shut-off valve for the domestic system shall only be permitted to be installed. The location of the control valve shall be approved by the fire code official.

903.3.1.3.6 Local water flow alarms shall be provided on all sprinkler systems. All water flow alarms shall be powered from the main kitchen refrigerator circuit. The local water flow alarm shall be clearly audible from within the master bedroom at an audibility level of not less than seventy-five decibels (75 dBA). Where no kitchen exists in the building, the water flow alarm shall be powered from the bathroom lighting circuit.

15.08.300 Section 903.4.1 - Amended. Section 903.4.1 of the California Fire Code is amended to read as follows:

903.4.1 Monitoring. Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station, remote supervising station or proprietary supervising station as defined in NFPA 72-2010, or, when approved by the fire code official, shall sound an audible signal at a constantly attended location.

(Exceptions remain unchanged)

15.08.310 Section 903.4.2 - Amended. Section 903.4.2 of the California Fire Code is amended to read as follows:

903.4.2 Alarms. One exterior approved audible device shall be connected to every automatic sprinkler system in an approved location. 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 building fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

15.08.320 Section 903.4.3 - Amended. Section 903.4.3 of the California Fire Code is amended to read as follows:

903.4.3 Floor Control Valves. Approved indicating control valves and water flow switches shall be provided at the point of connection to the riser on each floor in all buildings over one story in height, and shall be individually annunciated as approved by the fire code official.

15.08.330 Section 903.6 - Amended. Section 903.6 of the California Fire Code is amended to read as follows:

903.6 Repairs, Alterations, and Additions. In all buildings, except where otherwise provided herein this Section, where the total floor area exceeds five-thousand (5,000) square feet, or which are forty (40) feet or more in height, or which are three (3) or more stories in height, they shall be made to comply with the provisions of this Section.

In all buildings where the total floor area exceeds five-thousand (5,000) square feet, or which are forty (40) feet or more in height, or which are three (3) or more stories in height, if the repairs or alterations are made exceeding twenty-five percent (25%) of the current market rate value of the building and property as shown in the records of the County Assessor within any three hundred sixty (360) day period shall be made to comply with the provisions of this Section.

Definitions.

Repair – It is the reconstruction or renewal of any part of an existing building or structure for the purpose of its maintenance.

Alteration – It is any change, addition, or modification in construction or occupancy.

Exception.

Projects where the sole purpose is for seismic upgrade.

Existing Group R, Division 3 buildings to which additions, alterations, or repairs are made that involve the removal or replacement to fifty percent (50%) or greater of the linear length of walls of the building (exterior plus interior) within a one (1) year period, shall meet the requirements of new construction or this code.

15.08.340 Section 904.11 - Added. Section 904.11 is added to the California Fire Code to read as follows:

904.11 Non-Conforming Restaurant Cooking Appliances and Fire Extinguishing Systems. All non-conforming restaurant cooking appliances, hood and duct systems, and fire extinguishing systems found to exist as of the effective date of this Ordinance shall be made to conform to the requirements of this Section within ninety (90) days of notification. It shall thereafter be unlawful for any person to maintain or suffer to be maintained any non-conforming restaurant cooking appliance, hood and duct system, or fire extinguishing system on any property owned or controlled by said person within the City of Sand City.

15.08.350 Section 907.7.4 - Added. Section 907.7.4 is added to the California Fire Code to read as follows:

907.7.4 Zone Transmittal. Where required by the fire code official, fire alarm signals shall be transmitted by zone to the supervising station and re-transmitted by zone to the public fire service communications center.

15.08.360 Section 907.8.2 - Amended. Section 907.8.2 of the California Fire Code is amended to read as follows:

907.8.2 Completion of Documents. The following documentation shall be provided at the time of acceptance testing for all fire alarm system installations:

1. A record of completion in accordance with NFPA 72
2. A contractor's statement verifying that the system has been installed in accordance with the approved plans and specifications, and has been one-hundred percent (100%) tested in accordance with NFPA 72.
3. A contractor's affidavit of personnel qualifications, indicating that all personnel involved with the installation of the fire alarm system meet the qualification requirements of the fire code official.

15.08.370 Section 907.13 - Amended. Section 907.13 of the California Fire Code is amended to read as follows:

907.13 Access. Access shall be provided to each fire alarm system component for periodic inspection, maintenance, and testing.

15.08.380 Section 5704.2.9.6.1 - Added. Section 5704.2.9.6.1 is added to the California Fire Code to read as follows:

Section 5704.2.9.6.1 Outdoor Storage of Containers and Portable Tanks. Storage of Class I and Class II liquids in above-ground tanks outside of buildings is prohibited within the limits established by law as the limits of districts in which such storage is prohibited except as permitted by the Zoning Ordinance.

Exceptions:

1. For marine fueling operations, a maximum of two-thousand (2,000) gallons of diesel fuel may be stored and dispensed from an above ground tank as approved by the Fire Chief.
2. Storage tanks of five-hundred (500) gallon maximum capacity may be used only in conjunction with emergency generators as approved by the Fire Chief.

15.08.390 Section 4907.1.1 - Added. Section 4907.1.1 is added to the California Fire Code to read as follows:

4907.1.1 Standard Defensible Space Requirements. (FIRE 019) Remove combustible vegetation from within a minimum of one-hundred (100) feet or to the property line from structures, whichever is closer. Vegetation shall be no taller than four (4) inches high. Tree limbs shall be six (6) feet up from ground. Remove limbs within ten (10) feet of chimneys. Additional or alternate fire protection approved by the fire code official may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by the fire code official and other jurisdictional authorities.”

SECTION 5: Chapter 15.10 of the Sand City Municipal Code is hereby amended by deleting said Chapter in its entirety and replacing it to read as follows:

“15.10.010 Adoption. For the purposes of prescribing regulations governing to the development of better building construction and greater safety to the public by uniformity in building laws, that certain code known as the 2016 California Residential Code promulgated by the State of California, being particular to the 2016 Edition thereof and the whole thereof, save and except those such portions as they are deleted, modified, or amended in the Ordinance codified in this Chapter, a copy of which is on file in the Office of the City Clerk, and the same are adopted and incorporated as fully as if set out at length in this Chapter, and from the date on which the Ordinance codified in this Chapter shall take effect, the provisions thereof shall be controlling within the limits of the City.

15.10.020 Application of Amendments. The amendments set forth in

not less than two feet (2') below the lowest trap outlet served by the building sewer.

The installation shall consist of an approved fresh air inlet and a Y-branch or combination fitting installed in sequence in the line of flow from the building. The vent from this fresh air inlet shall be piped to the ground surface and capped with a vent cap. Provision shall be made by elevation above the ground or by other means for preventing the obstruction of the vent opening or the flow of water therein. The clean-out shall be placed as close to the valve as is practical and shall be piped to within one foot (1') of the ground surface and closed with an approved clean-out plug. Every existing installation that includes a plumbing fixture trap outlet that is less than two feet (2') above the rim of the nearest manhole uphill from the point of connection of the building sewer to the public sewer is hereby declared to be dangerous, unsanitary and a menace to life, health and property. Whenever it shall come to the attention of the Building Inspector that such an installation exists, he or she is hereby empowered to order and require that such plumbing outlet be immediately plugged or capped, or that the equipment described in the preceding paragraph of this section be installed immediately."

SECTION 7: Conflict.

All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 8: Effective Date

This Ordinance shall become effective and in full-force on January 1, 2017.

PASSED AND ADOPTED, by the City Council of Sand City, this 6th day of December, 2016 by the following vote:

AYES: Council Member Blackwelder, Carbone, Hubler, Kruper, Pendergrass
NOES: None
ABSTAIN: None
ABSENT: None

ATTEST:



Linda K. Scholink, City Clerk

APPROVED:



David K. Pendergrass, Mayor