

Meeting Date: 1/21/2014

Report Type: Staff/Discussion

Report ID: 2014-00056

Title: Ordinance: Amendments to Sacramento City Code Chapter 15.36 Relating to Fire Code (Passed for Publication 01/14/2014; Published 01/16/2014)

Location: Citywide

Issue: Establish a citywide fire code that prescribes requirements consistent with nationally recognized good practices to provide a reasonable level of life safety and property protection from the hazards of fire and dangerous conditions in new and existing buildings, and to provide safety to firefighters and emergency responders during emergency operations.

Recommendation: Pass an Ordinance repealing and adding Chapter 15.36 of the Sacramento City Code relating to the 2013 Edition of the California Fire Code.

Contact: Michael Bartley, Fire Marshal, (916) 808-1620, Fire Department

Presenter: Michael Bartley, Fire Marshal, (916) 808-1620, Fire Department

Department: Fire

Division: Fire Prevention Admin

Dept ID: 12001111

Attachments:

- 1-Description/Analysis
- 2-Background
- 3-Changes to the Local Fire Code
- 4-Ordinance

City Attorney Review

Approved as to Form
Lan Wang
1/10/2014 11:02:41 AM

City Treasurer Review

Reviewed for Impact on Cash and Debt
Russell Fehr
1/6/2014 1:32:38 PM

Approvals/Acknowledgements

Department Director or Designee: Dan Haverty - 1/7/2014 10:20:57 AM

Description/Analysis

Issue Detail: On January 14, 2014, City Council passed for publication an ordinance repealing and adding Chapter 15.36 of the Sacramento City Code relating to the 2013 edition of the California Fire Code.

By state law, California's Building Standards Commission must adopt regulations concerning building and fire safety while local agencies are allowed to adopt amendments to that code for the purpose of mitigating several factors unique to their locale. In 2013, the California Building Standards Commission adopted a new California State Fire Code based on the 2012 International Fire Code (IFC). To be consistent with that implementation, the attached ordinance repeals existing city fire codes and amendments, and adopts:

- The 2013 California Fire Code (CFC);
- Provisions of the 2012 IFC that were not adopted by the state;
- Local amendments to the CFC

Policy Considerations: The proposed amendments are consistent with the city's General Plan principles of promoting safety, livability and economic vitality.

Economic Impacts: None.

Environmental Considerations: This report concerns administrative activities that do not constitute a "project" under CEQA and the State CEQA Guidelines, California Code of Regulations, Title 14, Sections 15061(b) (3) and 15378(b) (2).

Sustainability: There are no sustainability considerations applicable to amending City Code related to fire code.

Commission/Committee Action: None.

Rationale for Recommendation: As an integral part of local efforts to provide a reasonable level of life safety and property protection from the hazards of fire, and to provide safety to firefighters and emergency responders during emergency operations, the amendments provide for the adoption of the 2013 California Fire Code, the adoption of provisions of the 2012 International Fire Code not adopted by the state and related to general fire safety and enforcement, and the adoption of a regionally common set of local amendments.

Financial Considerations: The anticipated financial impacts based on the proposed amendments are shown in Attachment #3 (Changes to the Local Fire Code). Financial impact may occur due to installation costs of new fire sprinkler systems being installed due to a change of building use to a higher life safety hazard. This provision is an adopted local amendment throughout the Sacramento region and was in previous local amendments prior to 2010.

In addition, for educational facilities, a financial impact may occur relating to installation costs of fire alarm systems. This provision is consistent with local jurisdictions in the Sacramento region and was in previous local amendments prior to 2010.

Local Business Enterprise (LBE) Program: Not Applicable.

Background:

In 2013, the California Building Standards Commission adopted a new California State Fire Code based on the 2012 International Fire Code (IFC). To be consistent with that implementation, the attached ordinance repeals existing city fire codes and amendments, and adopts:

- The 2013 California Fire Code (CFC);
- Provisions of the 2012 IFC that were not adopted by the state;
- Local amendments to the CFC

A copy of the 2013 California Fire Code is available for viewing at the City Clerk's Office. Those sections of the 2012 International Fire Code not adopted by the state include sections concerning local code enforcement and general fire safety (i.e. trash, vegetation, etc.). These sections are not normally adopted by the state, nor are they within the state's jurisdiction.

The local amendments were developed in cooperation with county fire agencies and are comparable to those in the proposed 2013 Sacramento County Fire Code.

This report does not provide a "strikethrough" or "working" copy of past local city amendments; instead, Attachment 3 (Changes to the Local Fire Code) provides a table to conveniently outline the proposed changes.

Outreach included city agencies (Development Services, General Services, Utilities, Historic Preservation), and private organizations (North State Building Industry Association, Metro Chamber of Commerce, Sacramento Rental Housing Association, American Fire Sprinkler Association, Automatic Fire Alarm Association, and others).

Changes to the Local Fire Code (Chapter 15.36)

Section	Proposed Amendments	Changes	Anticipated Financial/Practical Impact
105.6.14.1	Fire alarm systems annual operational permit.	Removed from ordinance. Fire alarm systems are required by state code.	None
105.6.33	Organic coatings annual operational permit.	Removed from ordinance. Permit has been adopted by state.	None
105.6.34	Places of assembly annual operational permit	Removed from ordinance. Permit has been adopted by state.	None
105.6.37	Pyroxylin plastics annual permit	Removed from ordinance. Permit has been adopted by state.	None
105.6.38	Refrigeration equipment annual permit	Removed from ordinance. Permit has been adopted by state.	None
105.6.39	Repair garages/motor fuel-dispensing facilities annual permit	Removed from ordinance. Permit has been adopted by state.	None
105.6.41	Spraying/dipping annual permit	Removed from ordinance. Permit has been adopted by state.	None
105.7.15	Solar photovoltaic power systems construction permit	Removed from ordinance. Permit has been adopted by state.	None
105.6.9	Covered and partially covered mall buildings annual operational permit	Removed from ordinance. Permit has been adopted by state.	None
105.6.45	Waste/recycling handling annual operational permit	Removed from ordinance. Permit has been adopted by state.	None
503.2.1	Fire lane dimensions	Ordinance adopts fire lane width requirements from model code. Fire lane width may be reduced to 16 feet in alleys.	None
308.1.6.1	Prohibits the use of sky lanterns and similar devices.	New to ordinance	None
401.9	Cost recovery section for false alarms	Removed from this ordinance as cost recovery is included in SCC 8.38	None
605.11.11	Technical criteria for installation of photovoltaic power systems	Removed from ordinance. Code has been adopted by state.	None
903.2(c)	Fire sprinklers shall be required where a change of building use to a higher life safety occupancy occurs.	New to this ordinance.	Moderate (Financial)
903.3.1.3 (b)	Plan submittal for NFPA 13D system requirements	New to this ordinance	None
903.4.1.1	Fire control rooms	Reduces minimum size of fire control rooms to 50 square feet.	None

Section	Proposed Amendments	Changes	Anticipated Financial/Practical Impact
907.2.3	Fire alarm system requirements for Group E occupancies	New to ordinance	Minimal (Financial)
1101.3	Operational permit for airport, heliport, helistop, aircraft refueling vehicle...	Removed from ordinance. Permit has been adopted by state.	None
Appendix B B105.2	Minimum fire flow requirements for buildings other than one and two family dwellings	Removed from ordinance. Code has been adopted by state.	None
Appendix J	Emergency responder radio coverage	Removed from ordinance. Code has been adopted by state.	None

ORDINANCE NO. ~~2014-~~

Adopted by the Sacramento City Council

Date Adopted

**REPEALING AND ADDING CHAPTER 15.36 OF THE SACRAMENTO
CITY CODE RELATING TO THE 2013 EDITION OF THE
CALIFORNIA FIRE CODE**

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

In connection with the local amendments enacted within section 15.36.050 of the Sacramento City Code and pursuant to California Health and Safety Code Sections 17958.5, 17958.7, and 18941.5, the City Council finds and determines that:

- A. The changes to the requirements published in the California Building Standards Code and other regulations adopted by the State of California are reasonably necessary because of local climatic, topographical, or geographical conditions.
- B. The standards contained in the local amendments are more restrictive than those in the 2013 California Fire Code.
- C. CLIMATIC
 1. Climate has one of the greatest impacts on fire behavior and other major emergency events because it cannot be controlled. The moisture loss in wood shakes and wildland fuels in the summer months increases combustibility.
 2. The building of homes within vegetation-covered rural areas and the combustible vegetation on vacant urban lots, coupled with windy conditions, are a recipe for disaster. Sacramento has four distinct seasons: summer, winter, fall, and spring. The distinctions of these seasons are an attraction to the area and one reason why significant population growth has occurred. The population growth has impacted emergency service levels causing a strain on emergency services, and the result is increased response times.
 3. Sacramento has significant variations in weather patterns. Summers are arid and warm, winters are cool to freezing, fall and spring can bring any combination of weather patterns. It is this cyclical uncertainty that allows weather events such as the rapid melting of the snow pack that causes flooding in the low-lying valley areas of Sacramento. As rivers rise and fall with the runoff, access to common areas of recreation and boating is affected. The doubling of average rainfall called an "El Nino" event has occurred from time to time and causes the annual vegetation to mature and grow in excess of six feet high before it dries out. A ten square foot area with this type of fuel load is equivalent to the explosive force of one gallon of gasoline.

4. Average yearly rainfall is approximately 19 inches. This rainfall normally occurs from October to April. Low-level fog (Tule fog) is present throughout the winter months, which may bring visibility to almost zero feet. The fog can delay emergency responders and cause numerous vehicle accidents. The fog can also cause freezing and slick roadways.
5. During the summer months there is generally no measurable precipitation. Temperatures for this dry period range from 70 to 112 degrees Fahrenheit and are frequently accompanied by light to gusty Delta winds. The relative humidity during summer months range from 2% to 30%, which is arid. The city contains many acres of grasslands, which, in conjunction with the dry and windy conditions, create a hazardous situation that has led to extensive grass and brush fires in recent years. More development is extending from the urban core into the grass-covered areas. Wind-driven fires have led to serious consequences in similar areas of the state.
6. In the past, several consecutive years of drought conditions have occurred, thus reducing the available water supply. Ground water as well as surface supplies have all been affected. The drought conditions have led to lower water tables, reduced fire flow testing, water contamination, and water conservation efforts. Additionally, demands on water systems have increased due to increases in population growth. These impacts have negatively impacted water use and availability for the fire service. The degradation of water systems reduces the quality of fixed fire protection, as well as fire suppression activities. Some water purveyors have reduced the standard pressure maintained within their systems. This change can make fire protection systems ineffective, and corrective measures, such as adding pressure and increasing necessary booster pumps, generate additional costs to the community.

D. TOPOGRAPHICAL

1. Sacramento is bisected by several topographical features, including two major rivers, several streams and creeks, aqueducts, lakes, sloughs, natural parkways, open space, bridges/overpasses, freeways, railroad tracks including light rail, drainage canals, sprawling industrial facilities. Traffic has to be channeled around several of these topographical features and physical limitations, which create traffic congestion and delays emergency response. These features are located between many of the fire stations located within Sacramento. It is imperative that no delays affect the timely response of emergency responders.
2. Heavy traffic congestion on the City's major streets already acts as a barrier to timely response for fire and emergency vehicles. Some roadways are expected to double their traffic flow within the next ten years. In the event of an accident or other emergency at one of the key points of intersection between a road and river or freeway, sections of the City could be isolated or response time could be sufficiently delayed so as to increase the likelihood of injury or property damage.
3. Preservation of wetland areas, natural parkways, riparian corridors along rivers/streams, vernal pools, open space and endangered species habitat have all contributed to access problems, as well as exemption from vegetation abatement programs. These situations, though environmentally important, increase the demands on local fire agencies due to the extreme fire hazard created by fuel loading and limited access.

E. GEOLOGICAL

1. Located at the confluence of two major rivers within California’s Central Valley, the City of Sacramento has experienced seasonal flooding. Intricate levee systems were created to hold back floodwaters, however development has moved into areas that have the potential for flooding. Flooding and the resultant water intrusion into buildings can incapacitate building fire protection systems, in addition to taxing the emergency response capabilities should evacuation and rescue become necessary.
2. Based on the above climatic, topographical, and geological conditions, the local amendments enacted within section 2 of this ordinance are reasonable and necessary pursuant to Health and Safety Code section 18941.5. While it is clearly understood that the adoption of such amendments may not prevent the incidence of fire, these amendments attempt to reduce the severity and potential loss of life and property, and enhance protection of the environment.
3. California Health and Safety Code section 17958.7 requires that the modifications or changes be expressly marked and identified as to which each finding refers. The following table provides the code sections that have been modified, which are “building standards” as defined in Health and Safety Code section 18909, and the associated conditions for modification due to local climatic, geographical and topographical reasons.

Local Amendments to the California Fire Code

Section Number	Local Climatic/Geographical/Topographical Condition
105.6	H1
308.1.6.1	C1,C3,C5, & G1
503.2.1	G2,3,4,6 & H1,2 & I2,3
903.2(c)	G1,6 & H1,2 & I1,3,4
903.3.1.3 (b)	H1 & I1,3,4
903.4.1.1	H1 & I1,3,4
907.2.3	G3, H1, 2, I4

SECTION 2.

Chapter 15.36 of the Sacramento City Code is repealed.

SECTION 3.

Chapter 15.36 is added to the Sacramento City Code to read as follows:

Chapter 15.36 2013 CALIFORNIA FIRE CODE

15.36.010 Adoption of the 2013 California Fire Code.

The 2013 California Fire Code (Part 9 of the 2013 California Building Standards Code, Title 24, California Code of Regulations) is adopted by reference and incorporated into this code except as expressly not adopted, amended, or superseded by the local amendments set forth in this chapter.

15.36.020 Short title.

This chapter shall be known and may be cited as the “fire prevention code.”

15.36.030 Definitions.

“Fire code official” means the fire chief of the city or the fire chief’s designated representative.

15.36.040 Penalties.

Any violations of this chapter are punishable as set forth in section 15.04.060 of the Sacramento city code.

15.36.050 Local Amendments to the 2013 California Fire Code

The 2013 California Fire Code (Title 24, Part 9 of the California Code of Regulations) is amended as set forth in this section.

A. Division II, Administration of Chapter 1, is amended as follows:

1. **SECTION 104 GENERAL AUTHORITY AND RESPONSIBILITIES** is amended by adding the following subsections:

a. 104.2.1 Inspection fire envelope. Any work requiring fire department inspection and approval shall have available on site an inspection fire envelope and an approved set of construction documents that allow the Fire Code Official to conveniently make the required entries thereon regarding the inspection of the work.

b. 104.3.2 Citations and administrative penalties. The Fire Code Official may issue citations for infractions or misdemeanor violations of this Chapter in accordance with Sacramento City Code Section 1.28.020 and may issue an order imposing administrative penalties pursuant to Sacramento City Code Section 1.28.010.

c. 104.7.2.1 Contract inspector. The Fire Code Official may require the owner or the person in possession or control of the building or premises to provide, without charge to the fire department, a special inspector (“Contract Inspector”), when the department has no technical expertise available to conduct the required inspections. The Contract Inspector shall be a qualified person who shall demonstrate his or her competence to the satisfaction of the Fire Code Official. The Fire Code Official shall establish policies and procedures to be followed by the Contract Inspector for the duration of the contracted duties.

2. **SECTION 105** is amended by adding the following subsections:

- a. **105.6.48 Apartments.** An operational permit is required for apartments and/or complexes exceeding three units.
 - b. **105.6.49 Artists live/work.** An operational permit is required for the use of an artist live/work facility.
 - c. **105.6.50 Battery systems.** An operational permit is required for the use and storage, within buildings, of battery systems having a liquid capacity of more than 50 gallons.
 - d. **105.6.51 Day care facilities.** An operational permit is required for a day care facility.
 - e. **105.6.52 Helistops and heliports.** An operational permit is required to use or operate a helistop, heliport, rooftop emergency landing area, or undesignated helistop.
 - f. **105.6.53 Hotels and motels.** An operational permit is required for the use of a hotel or motel.
 - g. **105.6.54 Institutions.** An operational permit is required for the use of an “institution” as defined by Title 24 of the California Code of Regulations.
 - h. **105.6.55 Marinas.** An operational permit is required for the use of a marina.
 - i. **105.6.56 Open burning.** An operational permit is required for the use of items that emit an open flame.
 - j. **105.6.57 Radioactive materials.** An operational permit is required for the use or storage of any amount of materials capable of producing beta or gamma radiation.
 - k. **105.6.58 Refrigeration equipment.** An operational permit is required to operate a mechanical refrigeration unit or system regulated by Chapter 6.
3. **Subsection 105.6.27** is adopted and amended to read as follows:

105.6.27 LPG. An operational permit is required for the use and storage of LPG cylinders in quantities greater than 25 gallons.
 4. **Subsection 105.6.29** is amended to read as follows:

105.6.29 Miscellaneous combustible storage. An operational permit is required to store, in any building or upon any premises, combustible empty packing cases, pallets, boxes, barrels, or similar containers, rubber tires, rubber, cork or similar combustible material, in excess of 1,500 cubic feet gross volume.

5. **Subsection 105.6.42**, is adopted and amended to read as follows:

105.6.42 Storage of scrap tires and tire byproducts. An operational permit is required to establish, conduct or maintain storage of scrap tires and tire byproducts exceeding 1,500 cubic feet of total volume.

6. **SECTION 106** is amended by adding the following subsection:

106.2.3 Administrative costs. The authority having jurisdiction may bill a contractor for cost recovery for time spent at the test/inspection site as well as administrative costs.

7. **Subsection 108.1 Board of appeals established**, is amended to read as follows:

108.1 Board of appeals established. In order to hear appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official.

B. **CHAPTER 2, SECTION 202** is amended by adding the following definitions:

ELECTRONIC MONITORING SYSTEM. “Electronic monitoring system” means an approved method to electronically detect and transmit, to an approved alarm service provider’s Type A (listed) Central Station, information indicating that the automatic fire sprinkler system or electronic fire detection system has been activated and to relay the alarm to either (a) the Sacramento Regional Fire/EMS Communications Center, or (b) the Sacramento International Airport Communication Center.

QUALIFIED ATTENDANT. “Qualified attendant” means an individual that has been trained in the proper methods of the handling, storage and dispensing of any material, product or substance regulated by the code. These shall include, but not be limited to ammonia, chlorine, cryogenic fluids, flammable and combustible liquids and gases. The attendant must be able to demonstrate to the satisfaction of the Fire Code Official that he or she possesses adequate knowledge in the subject area.

C. In **CHAPTER 2, SECTION 202**, the definition of “false alarm” is amended to read as follows:

FALSE ALARM. “False alarm” has the same definition as “false fire alarm” as set forth in Sacramento City Code section 8.38.030.

D. **CHAPTER 3, Section 308.1.4 Open-flame cooking devices** is not adopted.

E. **CHAPTER 3 GENERAL REQUIREMENTS** is amended by adding the following subsection:

308.1.6.3 Sky Lanterns. The use of sky lanterns or other similar devices is prohibited.

F. **CHAPTER 5** is amended as follows:

1. Subsection **503.2** is amended by adding the following as the first sentence in the subsection

Two fire apparatus access roads shall be provided in accordance with Sections 501 and 503 for every facility, building, subdivision, development, campus, or complex, containing 40 or more residential units within the jurisdiction.

2. Subsection **503.2.1** is amended by adding the following:

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for *approved* security gates that comply with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches.

Exception: The required width may be reduced in a public alleyway to not less than 16 feet, only if the alleyway does not have fire department or standpipe connections located in the alleyway.

3. Subsection **505.1** is amended by adding the following subsections:

- a. **505.1.1 Multiple tenant buildings.** Multiple tenant spaces serviced by vehicular access to the rear through any driveway, alleyway, or parking lot shall have numbers or addresses placed prior to occupancy on all new and existing buildings as to be plainly visible and legible from the rear access way when deemed necessary by the Fire Code Official. Multiple tenant spaces serviced by rear access through a corridor, exit court, or exit yard shall have approved numbers or addresses displayed on the rear of the tenant space, when deemed necessary by the Fire Code Official.

- b. **505.1.2 Multiple tenant spaces.** Multiple tenant spaces that front on interior walkways or pedestrian malls shall have approved numbers or addresses placed over the entrance door in all new and existing buildings. An illuminated annunciator or directory board shall be required at every entrance where deemed necessary by the Fire Code Official.

- c. **505.1.3 Illumination.** Addressing shall be illuminated at night in all new buildings. Signs shall be internally or externally illuminated. When the luminance or the face of a sign is from an external source, it shall have an intensity of not less than 5.0 foot-candles. Internally illuminated signs shall provide equivalent luminance. In all cases, addresses shall be readily identifiable from the nearest fire apparatus access road servicing the building.

4. Subsection **507.5.1** is amended to read as follows:

507.5.1 Where required. Where any portion of the facility or building within the jurisdiction is more than 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the Fire Code Official.

5. **SECTION 511** is added to read as follows:

SECTION 511 EMERGENCY ACCESS GATES & BARRIERS

511.1 Scope. Where a new gate or barrier is installed on a fire access roadway, the fire department shall have emergency access. Gates or barriers shall have a Click-2-Enter (Click2Enter©) option for motorized gates and a Knox pad lock or Knox box (Knox®) with appropriate keys for access to the premise.

511.2 Definitions.

GATES AND BARRIERS - shall mean a gate, crossbar, door or other obstructive device that is utilized for the purpose of restricting, controlling or obstructing entry or exit by motor vehicles or pedestrians to or from a private roadway and is not monitored on a twenty-four hour, seven day per week basis by a person capable of providing immediate access to a police or fire safety vehicle or person.

PRIVATE DRIVEWAY - A private way for vehicular travel that provides access from an off-street parking area to a public or private drive.

PRIVATE STREET OR ROADWAY - shall mean any roadway (not dedicated as public right-of-way) that is owned and maintained by abutting property owners or association of property owners and is utilized for the purpose of providing vehicular or pedestrian access to a subdivision, apartment complex, condominiums or other residential development or wildland, excluding off-street parking areas, driveways, and driveways to off-street parking areas.

511.3 Permit.

A permit issued by the fire authority having jurisdiction is required to install any secured access gate system. Applications to install gates or barriers should be submitted to the City of Sacramento, Fire Prevention Division. Plans shall be approved by the fire authority and a permit issued prior to installation. In addition to the required plans, the following documents shall be submitted when required by the Fire Code Official.

1. Written concurrence of property owners, in the form of a notarized letter, indicating that all property owners served by the gate agree to the installation and operation.
2. A notarized "Road Maintenance Agreement" identifying the addition of the gates and operating systems.

The fire authority having jurisdiction shall inspect all gates for proper installation and operation prior to activation or use.

511.4 Requirements for vehicle gates.

1. All gates shall be UL 325 compliant.
2. Gates shall not be installed within a required turning radius of a fire access roadway.
3. Access for single direction traffic shall be unobstructed 16 feet wide and 13 feet 6 inches high.

4. Access for bi-directional traffic shall be unobstructed 20 feet wide and 13 feet 6 inches high.
5. Swinging gates for single direction traffic shall swing in the direction of vehicle travel.
6. Swinging gates for bi-directional traffic shall swing into the property being entered.
7. All gates shall be accessible from the driving lane nearest the edge of the street by turning radii of at least 35 feet inside and 55 feet outside. After passing through a gate, the nearest curb of any cross street shall be no less than 40 feet.

511.5 Operation of gates, general.

1. Electrically operated gates shall be equipped with the following approved fire department methods for entry and exit:

- a. Key override switch (Knox®), and
- b. Radio operated controller (Click2Enter© or other approved equipment).

EXCEPTION:

Radio controlled exit may be waived by installation of a “free exit” loop.

2. Gates requiring radio-controlled access shall be provided with an approved 2 inch by 2 inch, blue, reflective marker visible to approaching traffic. It shall be located in the center of the exit gate.

- a. Wiring for electrical gates shall be provided by AC current, underground installation. An electrical permit is required by the Sacramento Building Department.
- b. Electrically operated gates shall fail to the open position when the power is off. They shall remain open until power is restored.
- c. Knox® Company authorization forms are required for orders of key switches, boxes and padlocks. The forms may be obtained by calling the Fire Prevention Division.

511.6 Manual gates or barriers.

1. Manual gates or barriers may be approved on a case-by-case basis for nighttime security of business property or access to wildland property.
2. They shall be constructed in a manner that reflects good construction practices acceptable to the fire authority having jurisdiction.
3. They shall be accessible by means of an approved fire department padlock (Knox®) or by the installation of an approved key box (Knox®).
4. Approved manual gates or barriers across emergency access roadways shall be provided with an 18-gauge metal sign in the center and on both sides of the gate that shall read, “FIRE LANE-NO PARKING.” Letters shall be red on a white background and be a minimum of 3 inches high with a ½ inch stroke.
5. For nighttime security only, gates to close off a fire lane, in order to minimize dumping and vandalism shall be approved with (Knox®) padlock access. Gates to be closed during business hours are required to be electronically operated.

511.7 Prohibitions.

1. No gate shall be installed where access requires the use of a proximity reader or card.

2. Direction-limiting devices, such as fixed tire spikes, are prohibited.
3. The total number of vehicle access control devices or systems, through which emergency vehicles must pass to reach any address shall not exceed one.
4. No commercial property owner shall install fences and gates where more than one gate must be opened in order to reach within 150 feet of the rear portion of any building.

511.8 Pedestrian gates.

1. All vehicle gates obstructing pedestrian access to a public way (street) shall have an approved pedestrian gate installed within 10 feet of the vehicle gate.
2. Gates shall be handicap accessible and comply with exit door requirements of the 2013 California Building Code.
3. An approved key box (Knox®) shall be installed at least 48 inches above grade on the outside of the gate. It shall be provided with a key to open the pedestrian gate.
4. No pedestrian gate shall be located in the median between two vehicle gates.

EXCEPTION:

Private driveways serving one single-family residence are exempt from this requirement.

511.9 Additional requirements.

Because of the delays caused by vehicle access control devices or systems, additional fire protection requirements may be applied based on other access limitations, such as narrow or winding streets, or dead-end streets without an approved turnaround available for fire apparatus. Other than the obstruction and the reduced width controlled within this standard, no other requirement of the fire authority having jurisdiction shall be adversely affected by the placement of any vehicle access control device or system in any required fire apparatus access road. Fire department approval does not waive any requirement by other authorities having jurisdiction.

G. **CHAPTER 6, SECTION 602** is amended by adding the following definitions:

ROOF ACCESS POINTS. An area that does not place ladders over openings (i.e., windows or doors) and are located at strong points of building construction and in locations where it does not conflict with overhead obstructions such as tree limbs, wires, or signs.

SLOPED ROOF. For the purpose of solar photovoltaic power systems, a roof with a greater than a 2-in-12 pitch.

STRUCTURAL STRONG POINT. Bearing wall or other such suitable load bearing member.

H. **CHAPTER 9** is amended as follows:

1. Subsection **903.2 Where required**, is amended by adding the following:

For all occupancies except Group R-3 and detached U, an automatic sprinkler system shall be installed and equipped with an electronic monitoring system as follows:

- a. In every new building where the total floor area exceeds 3,599 square feet or greater.
- b. An automatic fire sprinkler system shall be installed in every building when there is an addition to the floor area in existence on the effective date of this ordinance of 20 percent or more within a 12 month period and the aggregate floor area of the building exceeds 3,599 square feet.
- c. An automatic fire sprinkler system shall be installed in any portion of a building where there is a change of occupancy that creates a greater fire or life safety hazard, and the floor area of that portion of the building, which is changed, exceeds 3,599 square feet.
- d. For the provisions of this section, area separation walls shall not apply to eliminate the installation of a sprinkler system.

Exception: Non-combustible, detached canopies open on four sides not exceeding the basic allowable square footage in CBC Table 503 used exclusively for the parking or storage of private or pleasure vehicles and noncombustible storage (includes fuel islands).

2. Subsection **903.2.11**, is amended by adding the following:

903.2.11.7 Covered floats, marinas and piers. A fire sprinkler system shall be provided for all covered floats, marinas, piers, and any/all other covered floating structures that are commercially operated and exceeds 3,599 square feet.

3. Subsection **903.3.1.3** is amended to read as follows:

Section 903.3.1.3 NFPA 13D sprinkler systems. Automatic sprinkler systems installed in one- and two- family dwellings and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D and the City of Sacramento standards.

Every submittal shall include a full set of plans including details of type of pipe and fittings, hydraulic calculations, elevation views of all potential models if site is a master planned community and any other requested data sheets.

4. Subsection **903.4.1** is amended by adding the following:

Subsection 903.4.1.1 Fire control room. An approved fire control room shall be provided for all new buildings or occupancies with a change of use, protected by an automatic fire extinguishing system. The room shall contain all system control valves, fire alarm control panels and other fire equipment required by the Fire Code Official. Fire control rooms shall be located within the building at a location approved by the Fire Code Official, and shall be provided with a means to access the room directly from the exterior. Durable signage shall be provided on the exterior side of the access door to identify the fire control room. Fire Control Rooms shall not be less than 50 square feet.

Exception:

1. Group R, Division 3 Occupancies.
2. Occupancies with a fire pump shall have a fire control room that is a minimum of 200 square feet.
3. In highrise buildings, the fire control room shall not be less than 200 square feet.

5. Subsection **907.2.3** is amended to read as follows:

Section 907.2.3 Group E. Group E Occupancies shall be provided with fire alarm systems in accordance with Section 907.2.3. Group E Occupancies having an occupant load of 50 or more, shall be provided with an approved automatic fire alarm system. When automatic sprinkler systems or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system. When more than one fire alarm control unit is used, they shall be interconnected and shall operate all indicating devices. Group E Occupancies with an occupant load of 50 persons or less shall have an early-warning device as approved by the fire authority having jurisdiction.

6. Subsection **907.6.5** is amended to read as follows:

Section 907.6.5 Monitoring. Required alarm systems shall be monitored by an approved alarm service provider's Type A (listed) Central Station as established by Sacramento Regional Fire/EMS Communication Center. The Central Station monitoring company or approved alarm company shall notify the authority having jurisdiction in writing, within 24 hours, of systems that are found not to be in compliance with applicable codes. Receipt of supervisory signals by the monitoring company require the dispatch of a runner or maintenance person (arrival time not to exceed 3 hours), unless the condition can be restored to normal through the subscriber's efforts.

Exception: Monitoring by a supervising station is not required for:

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

907.6.5(A) Branch electrical circuits. When providing a fire alarm circuit in a multiple-occupancy type building (multiple metering), the circuit shall be energized from the building meter panel board. When a separate source of power (i.e. emergency generator) is provided, the fire alarm circuit shall be energized from the emergency panel board.

907.6.5(B) Alarm transmission. The activation of a fire sprinkler system, hood extinguishing system, special extinguishing system or a fire alarm/detection system shall cause the system to initiate a signal to the Central Station within 90 seconds. Retransmission from the Central Station to the Fire Dispatch Center shall not exceed 60 seconds.

Exception: Hood extinguishing systems or special extinguishing systems installed in existing buildings without a fire alarm system need not be monitored.

907.6.5(C) Signal interference. Signal amplification shall be required to provide signal integrity at the discretion of the Fire Code Official. All costs regarding the installation, maintenance, and continuous operation of those lines of transmission shall be the responsibility of the building owner.

907.6.5.1 Automatic telephone dialing devices. Two separate telephone lines (numbers) that use Digital Alarm Communicator Transmitters (DACT) shall be provided from the protected premises to the Central Station. All costs regarding the installation, maintenance, and continuous operation of those lines shall be the responsibility of the building owner.

I. **CHAPTER 11**, Subsection **1101.3** is amended to read as follows:

1. Section **1101.3. Permits.** Permits are required to operate an airport, heliport, helistop, aircraft refueling vehicle, application of flammable or combustible finishes, and hot work, and the fire code official is authorized to issue permits for these operations in accordance with the provisions in Section 105 permits.

1101.3.1 Helicopter use permits. A permit is required for any person, firm or business landing a helicopter at a site other than an approved airport or heliport as described by Federal Aviation Administration F.A.R. Part 77, for the purpose of advertising, promotions, lifting, or rides whether for public or private use. The fire code official is authorized to issue permits for these uses in accordance with the provisions in section 105 permits. In addition to any other information that the fire code official may require under Section **105.2 Application**, sufficient information shall be provided to the fire code official to allow him or her to reasonably determine or assess the operational safety of the use.

J. Subsection **2006.5** is amended by adding the following:

2005.1.4 Fueling at rooftop heliports. Refueling at rooftop heliports, helistops or emergency landing areas is not permitted.

K. **CHAPTER 26** is adopted in its entirety and amended as follows:

1. Subsection **2603.3 Notification**, is amended to read as follows:

2603.3 Notification. The Fire Code Official shall be notified in writing at least 24 hours before the structure is to be closed in connection with the utilization of any toxic or flammable fumigant. Notification shall give the location of the enclosed space to be fumigated or fogged, the occupancy, the fumigants or the insecticides to be utilized, the person or persons responsible for the operation, and the date and time at which the operation will begin. Notice of any fumigation or thermal insecticidal fogging shall be served with sufficient advance notice

to the occupants of the enclosed space involved to enable the occupants to evacuate the premises.

L. **CHAPTER 56** is amended by adding the following subsections:

1. **5601.2 Seizure of fireworks.** The Fire Code Official is authorized to seize, take, remove or cause to be removed at the expense of the owner all stocks of fireworks offered or exposed for sale, stored or held in violation of local, state, or federal regulations.

2. **Section 5608.3 Sales.** Permits are required for the sale and display of “Safe and Sane” approved fireworks as permitted and regulated by Chapter 8.48 of the Sacramento City Code.

M. **CHAPTER 57, Section 5704.2.14.** Removal and disposal of tanks, is amended by adding the following subsection:

5704.2.14.1 Removal. Tanks shall not be disassembled at the site by any means.

N. **CHAPTER 80** is amended to read as follows:

NFPA - National Fire Protection Association

All NFPA Standards current as of the date of this code’s adoption shall be adopted except: 11C, 13E, 13R, 297, 473, 550, 902, 1001, 1002, 1003, 1021, 1031, 1033, 1035, 1041, 1201, 1221, 1402, 1404, 1405, 1410, 1500, 1561, 1581, 1710, 1720, 1901, 1911, 1914, 1931, 1932, 1971, 1975, 1981, 1982, 1983, 1999.

O. **Appendix C FIRE HYDRANT LOCATIONS AND DISTRIBUTION** is amended by adding the following subsections:

C104.2 Existing single outlet 2 1/2 inch hydrants. Existing single outlet 2 ½ inch hydrants shall be changed to an approved steamer-style hydrant, when construction or use increases the required fire flow.

C104.3 Water main improvements. Where water main improvements are required to meet gallon per minute (GPM) flow, and the existing water main has a single 2 1/2 inch outlet fire hydrant, an upgrade of hydrants is required.

C104.4 Existing hydrants. Existing hydrants affected by right-of-way improvements shall be moved to an approved location at no cost to the fire authority.

C104.5 Hydrant type. The Fire Code Official shall approve the type of fire hydrants to be installed in public right-of-way or on private property prior to any such installation under the City Utilities Standard.

P. Table C105.1 of Appendix C is amended to read as follows:

TABLE NO. C105.1

NUMBER AND DISTRIBUTION OF FIRE HYDRANTS

FIRE FLOW REQUIREMENT (gpm)^c	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS^{a, b, d & e} (Ft.)	MAXIMUM DISTANCE FROM HYDRANT TO ANY POINT ON STREET OR ROADWAY FRONTAGE (Ft.)
1750 or less	1	300	150
2000-2250	2	300	150
2500-3250	3	300	150
3500-4250	4	300	150
4500-5250	5	300	150
5500-5750	6	300	150
6000-6250	6	250	150
6500-7250	7	250	150
7500 or more	8 or more ^b	200	120

P. Footnotes to Table C105.1 are amended to read as follows:

- a. Reduce by 100 feet for dead-end streets or roadways.
- b. Hydrants shall be required on both sides of the street whenever one or more of the following conditions exist:
 - i. Street has a median center divider that makes access to hydrants difficult, causes a time delay or creates an undue hazard;
 - ii. There are four or more lanes of traffic;
 - iii. Width of the street is in excess of 88 feet; or
 - iv. The existing street will be widened or will have a raised median center divider installed in the future pursuant to the General Plan Roadway Improvement Plans for the City of Sacramento.
- c. One hydrant for each 1000 gpm or fraction thereof.
- d. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants should be provided every 1000 feet of street to provide for transportation hazards. In addition, there shall be at least one hydrant at each intersection.
- e. Average spacing between hydrants may be extended to 500 feet on streets serving one- and two-family dwellings.

15.36.060 Adoption of ordinance.

Adoption of the ordinance codified in this chapter repealing and adding Sacramento city code chapter 15.36 does not affect any administrative, civil, or criminal prosecutions or proceedings brought or to be brought, pursuant to chapter 15.36 or other provisions of the Sacramento city code, or pursuant to applicable federal, state, or local laws, to enforce provisions of chapter 15.36 as they existed prior to the effective date of the ordinance codified in this chapter. The provisions of chapter 15.36, as they exist prior to the effective date of the ordinance codified in this chapter, shall continue to be operative and effective with regard to any acts occurring prior to the effective date of the ordinance codified in this chapter.