ORDINANCE NO. 2010-268

AN ORDINANCE OF THE TOWN OF WINDSOR AMENDING TITLE VI, FIRE PREVENTION AND PROTECTION AND ADOPTING BY REFERENCE THE 2010 EDITION OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 9, AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL ADOPTED BY THE STATE OF CALIFORNIA AND ADOPTING LOCAL AMENDMENTS THERETO

THE TOWN COUNCIL OF THE TOWN OF WINDSOR DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1

Pursuant to Health and Safety Code section 13143.5, 17958.5, and 17958.7, the Town Council of the Town of Windsor expressly finds that this chapter and the changes or modifications made herein to the 2010 Edition of the California Fire Code, including the adoption of fire protection sprinkler and fire alarm standards and the minimum fire safety standards for development with the Town, are reasonably necessary because of local climatic, geological, and topographical conditions as discussed following:

The Town Council makes the following findings pertaining to this chapter and its requirements:

a. This chapter and its requirements are consistent with and in furtherance of the goals, objectives and policies of the public safety element of the General Plan.

b. This chapter and its requirements are necessary because the failure to adopt them would place residents and property within the Town in a condition perilous to health or safety, or both.

c. This chapter and its requirements are necessary because growth and development within the Town has increased the potential for significant losses from wildland and structure fires and adversely impacted rural and wildland firefighting resources.

d. This chapter and its requirements are necessary because wildland fires are becoming an increasing threat to structures and loss of life, where in the past the only threat was to wildland resources.

e. This chapter and its requirements are necessary because structure fires are escaping to the surrounding wildlands and destroying other structures as well as wildland resources.

f. This chapter and its requirements are necessary because there are not enough firefighting resources available, even with mutual aid, to protect both wildland resources and the structures intermingled among such resources, and it is financially infeasible to increase firefighting resources to the level necessary to provide such protection.

g. This chapter and its requirements are necessary because the two fire districts responsible to provide firefighting services within the Town limits also have firefighting services

responsibilities that extend well beyond the Town limits, into surrounding wildlands, further diluting available firefighting resources.

h. This chapter and its requirements are necessary because they represent a cost-effective alternative to increasing firefighting resources.

i. This chapter and its requirements will ensure that all new development within the Town will provide a basic level of fire protection around itself, making it easier and safer for firefighters to fight wildland and structure fires.

j. This chapter and its requirements will not totally prevent losses from wildland and structure fires, but will reduce the severity of the losses that do occur through built-in fire protection and better fire response infrastructure.

k. This chapter and its requirements will create an opportunity for firefighters to defend a structure from a threatening wildland fire and protect the wildlands from an escaping structure fire.

l. This chapter and its requirements will increase the safety of firefighters protecting lives, structures and wildland resources.

SECTION 2

That Ordinances No. 2007-223 of the Town of Windsor entitled Title VI, Windsor Fire Prevention and Protection Standards Ordinance and all other ordinances or parts of ordinances in conflict herewith are hereby repealed and Title VI, Windsor Fire Prevention and Protection Standards is hereby added to the Town of Windsor Code to read as follows:

Article 1
GENERAL

Section 6-1-100 Short Title: This chapter shall be known and may be cited as the Town of Windsor Fire Safety Standards Ordinance.

Article 2

Adoption of 2010 California Fire Code and Appendices

Section 6-1-200: Conflicting Regulations.

The regulations and provision contained in this chapter shall prevail over any inconsistent provision contained in the codes adopted in this article; provided, in the case of inconsistent regulations, no regulation shall prevail which is less stringent than the regulations established by the State of California unless otherwise authorized by the state.

Section 6-1-202: California Fire Code & Adopted-Amendments.

The California Fire Code, including all appendices, being particularly the 2010 edition thereof and the whole thereof, save and except such portions of the California Fire Code as are hereafter

deleted, modified or amended by this section, are adopted and incorporated as fully as if set out at length herein for the purpose of prescribing regulations governing conditions hazardous to life and property from fire, hazardous materials or explosion within the Town of Windsor.

Section 6-1-204, Chapter 2, Section 101.1 -Title
Section 101.1 of the California Fire Code is amended read as follows:

Section 101.1 - Title
These regulations shall be known as the Fire Code of the Town of Windsor, hereinafter referred to as "this code".

Section 6-1-206, Chapter 2, Section 102.1 - Construction and Design Provisions
Section 102.1 of the California Fire Code is amended read as follows:

Section 102.1 Construction and design provisions
The construction and design provisions of this code shall apply to:

1. Structures, facilities and conditions arising after the adoption of this code.
2. Existing structures, facilities and conditions not legally in existence at the time of adoption of this code.
3. Existing structures, facilities and conditions when identified in specific sections of this code.
4. Existing structures, facilities and conditions, which, in the opinion of the fire code official, constitute a distinct hazard to life and property.
5. Existing structures to which additions, alterations or repairs are made that involve: the addition, removal or replacement of fire resistive construction related to property lines; additions, alterations or repairs to fire protection systems; additions or alterations made that impact emergency vehicle access; or additions or alterations made that impact the egress system.

Exceptions:
(a) Any road or bridge used exclusively for access to an agricultural operation, or an agricultural exempt structure,

(b) Any road or bridge used exclusively for the management and harvesting of wood products.

(c) Any existing road that provides year-round unobstructed access to conventional drive vehicles, including sedans and fire engines, which was constructed and serving a legal parcel prior to January 1, 1992, except that (1) the provisions of Division C of this article shall apply to all such roads, and (2) all of the other provisions of this article shall apply to any such road if it is extended, reconstructed or improved pursuant to a development approval, but only to the portion of the road that is extended, reconstructed or improved.

(d) Any road required as a condition of any development approval granted prior to January 1, 1992, except that (1) the provisions of Division C of this article shall apply to all such roads, and (2) all of the other provisions of this article shall apply to any such road if it is extended, reconstructed or improved pursuant to a new development approval, but only to the portion of the road that is extended, reconstructed or improved.

(e) Any driveway serving a legally constructed residential building prior to January 1, 1992, except that (1) the provisions of Division C of this article shall apply to all such roads, and (2) all of the other provisions of this article shall apply to any such driveway if it is extended, reconstructed or improved pursuant to a new development approval, but only to the portion of the driveway that is extended, reconstructed or improved.

(f) Any legal or legal non-conforming building constructed prior to January 1, 1992, or any building for which a building permit was issued or an application for a building permit was accepted as complete for filing prior to January 1, 1992; except that the provisions of this article shall apply to any such building if the occupancy is changed; or if the building is altered, or otherwise converted to any Group R, Division 3 occupancy as defined in the building code.

Section 6-1-208, Chapter 2, Section 102.3 – Change of Use or Occupancy
Section 102.3 of the California Fire Code is amended read as follows:

102.3 Change of use or occupancy.
No change shall be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this code, the Town of Windsor Building code, and the International Building Code. Subject to the approval of the fire code official, the use or occupancy of an existing structure shall be allowed to be changed and the structure is allowed to be occupied for purposes in other groups without conforming to all the requirements of this code the Town of Windsor Building code, and the International Building Code for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.

Section 6-1-210, Chapter 2, Section 103.3.1 – Authority to Issue Citations
Section 103.3.1 of the California Fire Code is amended by adding the following:

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

Section 6-1-12, Chapter 2, Section 202 - Definitions
Section 103.3.1 of the California Fire Code is amended by adding the following:

202 Definitions:

BUILDING OFFICIAL. Is the officer or other designated authority charged with the administration and enforcement of this code, or a duly authorized representative.

CENTRAL ALARM STATION. Is a publicly or privately operated alarm-receiving center that is constantly attended by appropriately trained staff.

CHIEF OR CHIEF OF THE FIRE DEPARTMENT. Is the local fire chief or his or her authorized representative within the fire district of jurisdiction.

FIRE DEPARTMENT. Is the fire protection district having jurisdiction.

FIRE PROTECTION DISTRICT. Is the fire protection district of jurisdiction.

JURISDICTION. Is the Town of Windsor in the County of Sonoma in the State of California.

JURISDICTIONAL AREA. Is the Town of Windsor.

NEW BUILDING. Is any building for which a building permit is issued for the construction thereof after the effective date of this code.

SHALL IS MANDATORY & MAY IS PERMISSIVE. The use of the word "shall" in this code is not intended to, nor shall it be deemed to create a mandatory duty imposed by enactment within the meaning of Government Code section 815.6.

Section 6-1-214, Chapter 2, Section 105.3.3.1 – Occupancy Permits
Section 105.3.3.1 of the California Fire Code is amended by adding the following:

105.3.3.1 Occupancy permits.
The chief may notify the building official not to authorize temporary or final occupancy of any building for which a permit is required by this code until the building has been inspected and found to be in compliance with this code. The building official shall not authorize temporary or final occupancy of any new commercial building for which a permit is required by this code until the contractor provides a fire flow availability certification to the chief. The fire flow availability certification shall include static pressure, residual pressure, and gallons per minute, as witnessed by or acceptable to the chief.

Section 6-1-216, Chapter 2, Section 105.3.3.2 - Temporary Connection Approval
Section 105.3.3.2 of the California Fire Code is amended by adding the following:

105.3.3.2 Temporary connection approval.
Nothing in Section 105 shall prohibit the granting the approval of a temporary connection for gas or electricity to allow construction to occur.

Section 6-1-218, Chapter 2, Section 105.5.1 – Revocation Procedure
Section 105.5.1 of the California Fire Code is amended by adding the following:

105.5.1 Revocation procedure.
Revocation of any permit issued under this code shall only occur after written notice of the violation has been given by the chief to the permittee at his or her last place of residence as shown on the permit or certificate, which notice shall order the permittee to either correct the violation within ten (10) days or appear before the local fire chief, unless the local fire protection district issues a written notice electing to have the county fire chief hear the matter, at a date and time certain to show cause why the permit or certificate should not be modified, revoked or suspended. At the hearing before

the chief, the permittee shall have an opportunity to appear and be heard on the question of whether the permit issued to him should be revoked or suspended. Upon conclusion of the hearing or as soon thereafter as practicable, the chief shall issue a decision in writing to the permittee determining whether to modify, revoke or suspend the permit. Any interested person may appeal the chief's decision to the board of appeals. All appeals shall be filed in writing with the chief within ten (10) calendar days of the date of the decision being appealed.

Section 6-1-220, Chapter 2, Section 105.6.47 Additional Permits
Section 105.6.47.1 of the California Fire Code is amended to read the following:

105.6.47 Additional operational permits.
In addition to the operational permits required by Section 105.6, the following permits shall be obtained from the division of fire prevention prior to engaging in the following activities, operations, practices or functions:

1. **Production facilities.** To change use or occupancy, to allow the attendance of a live audience, or for wrap parties.
2. **Pyrotechnics and special effects.** To use pyrotechnic special effects, open flame, use of flammable or combustible liquids and gasses, welding, and the parking of motor vehicles for the purpose of motion picture, television and commercial production.
3. **Live audiences.** To install seating arrangements for live audiences in approved production facilities, production studios, and sound stages. See Chapter 48.
4. **Apartment, hotel, motel.** An operational permit is required to operate an apartment house, hotel, or motel.
5. **Bonfires or rubbish fires.** An operational permit is required to kindle or authorize the kindling or maintenance of bonfires or rubbish fires.
6. **Change of occupancy.** An operational permit is required for any change in the occupancy, business or tenancy of any building, facility, or structure.
7. **Day Care.** An operational permit is required to operate a day care occupancy with an occupant load over eight (8) persons.
8. **Emergency Responder Radio Coverage System.** An operational permit is required for buildings and/or facilities with emergency responder radio coverage systems and related equipment.
9. **Fire protection systems.** An operational permit is required for buildings and/or facilities with fire protection systems and related equipment such as fire pumps, fire hydrant systems, fire suppression systems, fire alarm systems, smoke management systems, and similar systems governed by this code.
10. **High-rise building.** An operational permit is required to operate a high rise building as defined in the Building Code.
11. **Institutional or residential occupancy (6 or less persons).** An operational permit is required to operate an institutional or residential occupancy for 6 or less persons, except day care and residential care facilities for the elderly.
12. **Institutional or residential occupancy (more than 6 persons).** An operational permit is required to operate an institutional or residential occupancy for more than 6 persons. Exception: A permit is not required for large family day care providing care for less than 9 children.
13. **Medical Gas Systems.** An operational permit is required for buildings and/or facilities with medical gas systems and related equipment, and similar systems governed by this code.

14. **Oil or natural gas well.** An operational permit is required to own, operate or maintain an oil or natural gas well.
15. **Organized Camps.** An operational permit is required to operate an organized camp (Group-C Occupancy).
16. **Public Christmas Tree Lot or Pumpkin Patch.** An operational permit is required to operate a Christmas tree lot or pumpkin patch, haunted house, or similar facility that is open to the public.
17. **Special Event Permit** An operational permit is required for any organized procession or assemblage of 50 or more people, which could significantly impact vehicular traffic or create a safety problem. Examples include but are not limited to: music festivals, outdoor markets, circus, walkathons, runs, marathons, trail rides, bicycle races, celebrations, parades and other similar activities.
18. **Winery Caves – Public Accessible.** An operational permit is required to operate a Type-2 or Type-3 winery cave that is accessible to the public.

Section 6-1-222, Chapter 2, Section 105.7.15 – Additional Construction Permits
Section 105.7.15 of the California Fire Code is amended to read the following:

105.7.15 Additional construction permits
In addition to the permits required by Section 105.7, the following construction permits shall be obtained from the Bureau of Fire Prevention prior to starting construction:

1. Emergency vehicle access facilities. A construction permit is required for installation or modification of roadways and roadway structures used for emergency vehicle access.
2. Emergency responder radio systems. A construction permit is required for the installation, modification or improvements to emergency responder radio systems.
3. Excavation near flammable or combustible liquid pipeline. A construction permit is required to excavate or do any work below grade within ten (10) feet of any pipeline for the transportation of flammable or combustible liquid.
4. Fire-line underground utility piping. A construction permit is required to install, alter, or make improvements to fire-line underground utility piping. A separate utility permit from the building official is required prior to installing any private underground fire protection water piping and associated appliances.
5. Gates. A construction permit is required for the installation of security gates across a fire apparatus access road.
6. Hazardous materials site disclosure (aboveground facility & underground tank). A construction permit is required to permanently remove hazardous materials storage or use premises from service, including the permanent removal of a hazardous materials tank.
7. LP-gas. A construction permit is required for the installation of or modification to an LP gas tank in excess of *250* gallon capacity.
8. Medical gas system. A construction permit is required to install a medical gas system.
9. Oil or natural gas well. A construction permit is required to drill an oil or natural gas well.
10. Roof mounted solar photovoltaic power systems. A construction permit is required to install or modify a roof mounted solar photovoltaic power system.

Section 6-1-224, Chapter 2, Section 109.3 – Violation Penalties
Section 109.3 of the California Fire Code is amended to read the following:

109.3 Violation penalties.

Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not less than $500.00, or by imprisonment not exceeding six months, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 6-1-226, Chapter 2, Section 114.4 –Failure to Comply
Section 114.4 of the California Fire Code is amended to read the following:

111.4 Failure to comply
Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than $100.00 dollars or more than $500.00 dollars. A person shall be fined for each day he or she continues to work after having been served with a stop work order.

Section 6-1-228, Chapter 2, Section 501.1 - Scope
Section 501.1 of the California Fire Code is amended to read the following:

501.1 Scope.
Fire service features for buildings, structures and premises shall comply with this chapter.
Exception: One and two-family residential dwellings; detached U Occupancy buildings less than 1000 square feet in area accessory to a one or two-family dwelling.

Section 6-1-230, Chapter 2, Section 503.2.6 – Bridges and Elevated Surfaces
Section 103.2.6 of the California Fire Code is amended to read the following:

503.2.6 Bridges and elevated surfaces.
Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with the American Association of State Highway and Transportation Officials (AASHTO) HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs or both shall be installed and maintained when required by the fire code official.

Section 6-1-232, Chapter 2, Section 503.2.6–Bridges and Elevated Surfaces
Section 503.2.6 of the California Fire Code is amended by the addition of Section 503.2.6.1 and 503.2.6.2 to read as follows:

503.2.6.1 Evaluation
All existing private bridges and elevated surfaces shall be evaluated by a California licensed civil engineer experienced in structural engineering or a California licensed structural engineer, for the purposes of safety and weight rating, and the vehicle load limits shall be posted at both entrances to bridges. Theses evaluations shall be performed at the direction of the fire code official.

503.2.6.2 Bridge maintenance.
All new and existing bridges and elevated structures providing emergency access shall be routinely evaluated and maintained in accordance with the American Association of State Highway and Transportation Officials (AASHTO) Manual: ``The Manual for Bridge Evaluation," First Edition, 2008, published by the American Association of State Highway and Transportation Officials; or other approved standard.

Section 6-1-234, Chapter 2, Section 505.1 – Premises Identification
Section 505.1 of the California Fire Code is amended to read as follows:

505.1 Address Identification
New and existing buildings shall have approved illuminated or reflective 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 contrast with their background. Address numbers shall be Arabic numerals or alphabetical letters. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

Section 6-1-236, Chapter 2, Section 505–Premises Identification
Section 505 of the California Fire Code is amended by the addition of Section 505.1.1 and 505.1.2 to read as follows:

505.1.1 Numbers for one and two- family dwellings
Numbers for one and two- family dwellings shall be a minimum of 4 inches (101.6mm) high with a minimum stroke width of 0.5 inches (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole, or other sign or means shall be used to identify the structure.

505.1.2 Numbers for other than one and two- family dwellings
Numbers for other than one and two- family dwellings shall be a minimum of 12 inches high with a minimum stroke width of 1 inch. Suite numbers for other than one and two-family dwellings shall be a minimum of six 6" inches high and 0.5 inches stroke.
Exception: These requirements may be modified with the approval of the fire code official.

Section 6-1-238, Chapter 2, Section 507.5.1 – Where Required
Section 507.5.1 of the California Fire Code is amended to read as follows:

507.5.1 Where required.
Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (22 m) from a hydrant on a fire apparatus access road as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
Exceptions: One and two-family residential dwellings; detached U Occupancy buildings less than 1000 square feet in area accessory to a one or two-family dwelling.

Section 6-1-240, Chapter 2, Section 510.1 – Emergency Responder Radio Coverage
Section 510.1 of the California Fire Code is amended to read as follows:

510.1 Emergency responder radio coverage in buildings.
All buildings, Type-2 winery caves and Type-3 winery caves shall have approved radio coverage for emergency responders within the building or winery cave based upon the existing coverage levels of the public safety communication systems of the jurisdiction, at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.
Exceptions:

1. Where approved by the building official and the fire code official, a wired communication system in accordance with Section 907.2.13.2 may be permitted to be installed in lieu of an approved radio coverage system.
2. Where it is determined by the fire code official that the radio coverage system is not necessary.

Section 6-1-242, Chapter 2, Section 605–Electrical Equipment, Wiring and Hazards
Section 605 of the California Fire Code is amended by the addition of Section 605.11 through 605.11.4 to read as follows:

605.11 Solar Photovoltaic Power Systems
Solar photovoltaic power systems shall be installed in accordance with this code, the California Building Code and the California Electric Code.
Exception:
Detached Group U non-habitable structures such as parking shade structures, carports, solar trellises, and similar type structures are not subject to the requirements of this section.

605.11.1 Marking
Marking is required on all interior and exterior DC conduit, enclosures, raceways, cable assemblies, junction boxes, combiner boxes, and disconnects.

605.11.1.1 Materials
The materials used for marking shall be reflective, weather resistant and suitable for the environment. Marking as required in sections 605.11.1.1 through 605.11.1.4 shall have all letters capitalized with a minimum height of 3/8 inch white on red background.

605.11.1.2 Marking content
The marking shall contain the words "WARNING: PHOTOVOLTAIC POWER SOURCE".

605.11.1.3 Main service disconnect
The marking shall be placed adjacent to the main service disconnect in a location clearly visible from the location where the disconnect is operated.

605.11.1.4 Location of Marking.
Marking shall be placed on all interior and exterior conduit, raceways, enclosures and cable assemblies every 10 feet and within 1 foot of all turns or bends, and within 1 foot of each side of penetrations.

605.11.2 Locations of DC conductors.
Conduit, wiring systems, and raceways for photovoltaic circuits shall be located as close as possible to the ridge or hip or valley and from the hip or valley as directly as possible to an outside wall to reduce trip hazards and maximize ventilation opportunities. Conduit runs between sub arrays and to

DC combiner boxes shall be installed in a manner that minimizes total amount of conduit on the roof by taking the shortest path from the array to the DC combiner box. The DC combiner boxes shall be located such that conduit runs are minimized in the pathways between arrays. DC wiring shall be run in metallic conduit or raceways when located within enclosed spaces in a building. Conduit shall run along the bottom of load bearing members.

605.11.3 Access and pathways.
Roof access, pathways, and spacing requirements shall be provided in order to ensure access to the roof; provide pathways to specific areas of the roof; provide for smoke ventilation operations; and to provide emergency egress from the roof.
Exceptions:
1. Requirements relating to ridge, hip, and valleys do not apply to roofs slopes of two units vertical in twelve units horizontal (2:12) or less.
2. Residential structures shall be designed so that each array is no greater than 150 feet (45 720 mm) by 150 feet (45 720 mm) in either axis.
3. The fire chief may allow panels/modules to be located up to the ridge when an alternative ventilation method acceptable to the fire chief has been provided or where the fire chief has determined vertical ventilation techniques will not be employed.

605.11.3.1 Roof access points.
Roof access points shall be defined as an area that does not place ground ladders over openings such as windows or doors, and are located at strong points of building construction in locations where the access point does not conflict with overhead obstructions such as tree limbs, wires, or signs.

605.11.3.2 Residential systems for one- and two-family residential dwellings.
Access shall be provided in accordance with Sections 605.11.3.2.1 through 605.11.3.2.4

605.11.3.2.1 Residential buildings with hip roof layouts.
Panels /modules shall be located in a manner that provides a 3 foot (914 mm) wide clear access pathway from the eave to the ridge on each roof slope where panels/modules are located. The access pathway shall be located at a structurally strong location on the building capable of supporting the live load of fire fighters accessing the roof.

605.11.3.2.2 Residential buildings with a single ridge.
Panels/modules shall be located in a manner that provides two 3 foot (914 mm) wide access pathways from the eave to the ridge on each roof slope where panels/modules are located.

605.11.3.2.3 Hips and Valleys:
Panels/modules shall be located no closer than 18 inches (457 mm) to a hip or a valley if panels/modules are to be placed on both sides of a hip or valley. If the panels are to be located on only one side of a hip or valley that is of equal length then the panels shall be permitted to be placed directly adjacent to the hip or valley.

605.11.3.2.4 Smoke Ventilation.
Panels/modules shall be located no higher than 3 feet (914 mm) below the ridge in order to allow for fire department smoke ventilation operations.

605.11.3.3 All other occupancies.
Access shall be provided in accordance with Sections 605.11.3.3.1 through 605.11.3.3.3.
Exception: Where it is determined by the fire code official that the roof configuration is similar to a one- or two-family dwelling, the fire code official may approve the residential access and ventilation requirements provided in 605.11.3.2.1 through 605.11.3.2.4.

605.11.3.3.1 Access.
There shall be a minimum 6 foot (1829 mm) wide clear perimeter around the edges of the roof.
Exception: If either axis of the building is 250 feet (76 200 mm) or less, there shall be a minimum 4 foot (1290 mm) wide clear perimeter around the edges of the roof.

605.11.3.3.2 Pathways.
The solar installation shall be designed to provide designated pathways. The pathways shall meet the following requirements:

1. The pathway shall be over areas capable of supporting the live load of fire fighters accessing the roof.
2. The center line axis pathways shall be provided in both axis of the roof. Center line axis pathways shall run where the roof structure is capable of supporting the live load of firefighters accessing the roof.
3. Shall be straight line not less than 4 feet (1290 mm) clear to skylights and/or ventilation hatches.
4. Shall be straight line not less than 4 feet (1290 mm) clear to roof standpipes.
5. Shall provide not less than 4 feet (1290 mm) clear around roof access hatch with at least one not less than 4 feet (1290 mm) clear pathway to parapet or roof edge

605.11.3.3.3 Smoke Ventilation.
The solar installation shall be designed to meet the following requirements:
Arrays shall be no greater than 150 feet (45 720 mm) by 150 feet (45 720 mm) in distance in either axis in order to create opportunities for smoke ventilation operations.

1. Smoke ventilation options between array sections shall be one of the following:
2. A pathway 8 feet (2438 mm) or greater in width;
3. A 4 feet (1290 mm) or greater in width pathway and bordering roof skylights or smoke and heat vents;
4. A 4 feet (1290 mm) or greater in width pathway and bordering 4 foot (1290 mm) x 8 foot (2438 mm) "venting cutouts" every 20 feet (6096 mm) on alternating sides of the pathway

605.11.4 Ground mounted photovoltaic arrays.
Ground mounted photovoltaic arrays shall comply with Sections 605.11 through 605.11.2 and this section. Setback requirements do not apply to ground-mounted, free standing photovoltaic arrays. A clear brush area of 10 feet (3048 mm) is required for ground mounted photovoltaic arrays.

Section 6-1-244, Chapter 2, Section 901–General
Section 901 of the California Fire Code is amended by the addition of Section 901.7.7 through 901.7.7.2 to read as follows:

901.7.7 Notice of Nuisance Alarm.

The officer in charge of fire units responding to a fire alarm signal shall determine whether a true emergency exists. If the officer determines that an emergency does not exist, the chief of the local fire agency may issue a written notice of nuisance alarm to the owner or person in charge or control of the facility where the alarm signal originated.

901.7.7.1 Unreliable Fire Alarm Systems.
The chief of the local fire agency or the County Fire Chief may determine that a fire alarm system is unreliable upon receipt of more than four (4) nuisance alarms within a twelve (12) month period. Upon finding that an alarm system is unreliable, the chief of the local fire agency or the County Fire Chief may order the following:

For any nuisance alarm where the system is not restored, the chief may require the system owner to provide standby personnel as defined by Section 2501.18 or take such other measures, as the chief deems appropriate. Persons or activities required by the chief shall remain in place until a fire department approved fire alarm maintenance firm certifies in writing to the chief that the alarm system has been restored to a reliable condition. The chief may require such tests, as he deems necessary to demonstrate the adequacy of the system.

1. Upon the fifth (5th) and sixth (6th) nuisance alarms from the alarm system within a twelve (12) month period, the system owner shall pay a mitigation fee to the fire department of $150.00, plus the cost of fire engine response, for each occurrence.

2. Upon the seventh (7th) and eighth (8th) nuisance alarms from the alarm system within a twelve (12) month period, the system owner shall pay a mitigation fee to the fire department of $300.00, plus the cost of fire engine response.

3. Upon the ninth (9th) and following nuisance alarms from the alarm system within a twelve (12) month period, the system owner shall pay a mitigation fee to the fire department of $500.00, plus the cost of fire engine response, for each occurrence.

901.7.7.2 Hearing on Notice
Any person receiving a notice of nuisance alarm who contends that the chief erroneously determined that the fire alarm system was not functioning as designed, may file a written request with the chief for a hearing on the determination within ten (10) days after receipt of the notice of nuisance alarm. The chief shall give the requesting party a hearing on the determination within thirty (30) days of receipt of the request. The request shall set forth: (1) that the system functioned as designed, or (2) that the nuisance alarm resulted from an act of God, flooding, or other violent natural condition without fault and beyond the control of the requesting party. Within ten (10) days following the hearing, the chief shall give written notice of his or her decision to the requesting party.

Section 6-1-246, Chapter 2, Section 902–Definitions
Section 902 of the California Fire Code is amended by adding the following definitions:

EMERGENCY is an occasion that reasonably calls for a response by the fire department. A response due to failure of an alarm system or to personnel error is not an emergency.

FALSE ALARM is an alarm signal activated by a properly functioning fire alarm system, necessitating response by the fire department when an emergency does not exist.

Section 6-1-248, Chapter 2, Section 903.2 – Where Required
Section 903.2 of the California Fire Code is amended to read as follows:

903.2 Where required.
An approved automatic sprinkler system shall be provided in new buildings and structures, and when additions are made to buildings or structures, as described in Sections 903.2.1 through 903.2.18

Section 6-1-250, Chapter 2, Section 903.2.1 – Group A
Section 903.2.1 of the California Fire Code is amended to read as follows:

903.2.1 Group A.
An automatic sprinkler system shall be provided throughout new buildings and portions thereof used as Group-A occupancies as provided in this section.

Section 6-1-252, Chapter 2, Section 903.2.11 – A-1
Section 903.2.1.1 of the California Fire Code is amended to read as follows:

903.2.1.1 Group A-1
An automatic fire sprinkler system shall be provided throughout Group A-1 occupancies.

Section 6-1-254, Chapter 2, Section 903 – Automatic Sprinkler Systems
Section 903 of the California Fire Code is amended by the addition of Section 903.2.1.1.1 to read as follows:

903.2.1.1.1 Additions or remodels – A-1 Occupancy
An automatic fire sprinkler system shall be provided throughout Group A-1 occupancies where any of the following conditions is created as a result of a remodel or addition:

1. The fire area is increased beyond the areas specified in Table 903.2
2. The fire area exceeds 12,000 square feet (1115 m2).
3. The fire area has an occupant load of 300 or more.
4. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
5. The fire area contains a multi-theater complex.

Section 6-1-256, Chapter 2, Section 903.2.1.2 – Group A-2
Section 903.2.1.2 of the California Fire Code is amended to read:

903.2.1.2 Group A-2
An automatic fire sprinkler system shall be provided throughout Group A-2 occupancies.

Section 6-1-258, Chapter 2, Section 903 – Automatic Sprinkler Systems
Section 903 of the California Fire Code is amended by the addition of Section 903.2.1.2.1 to read as follows:

903.2.1.2.1 Additions or remodels – A-2 Occupancy
An automatic sprinkler system shall be provided for Group A-2 occupancies where any of the following conditions is created as a result of a remodel or addition:

1. The fire area is increased beyond the areas specified in Table 903.2
2. The fire area exceeds 5,000 square feet (464 m2).
3. The fire area has an occupant load of 100 or more.
4. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

Section 6-1-260, Chapter 2, Section 903.2.1.3 – Group A-3
Section 903.2.1.3 of the California Fire Code is amended to read:

903.2.1.3 Group A-3
An automatic fire sprinkler system shall be provided throughout Group A-3 occupancies.

Section 6-1-262, Chapter 2, Section 903 – Automatic Sprinkler Systems
Section 903 of the California Fire Code is amended by the addition of Section 903.2.1.3.1 to read as follows:

903.2.1.3.1 Additions or remodels – A-3 Occupancy
An automatic sprinkler system shall be provided throughout Group A-3 occupancies where any of the following conditions is created as a result of a remodel or addition:

1. The fire area is increased beyond the areas specified in Table 903.2
2. The fire area exceeds 12,000 square feet (1115 m2).
3. The fire area has an occupant load of 300 or more.
4. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

Section 6-1-264, Chapter 2, Section 903.2.1.4 – Group A-4
Section 903.2.1.4 of the California Fire Code is amended to read:

903.2.1.4 Group A-4
An automatic fire sprinkler system shall be provided throughout Group A-4 occupancies.

Section 6-1-266, Chapter 2, Section 903 – Automatic Sprinkler Systems
Section 903 of the California Fire Code is amended by the addition of Section 903.2.1.4.1 to read as follows:

903.2.1.4.1 Additions or remodels – A-4 Occupancy
An automatic sprinkler system shall be provided for Group A-4 occupancies where any of the following conditions is created as a result of a remodel or addition:

1. The fire area is increased beyond the areas specified in Table 903.2
2. The fire area exceeds 12,000 square feet (1115 m2).
3. The fire area has an occupant load of 300 or more.
4. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

Section 6-1-268, Chapter 2, Section 903.2.2 – Group B – Ambulatory Health Care Facilities
Section 903.2.2 of the California Fire Code is amended to read:

903.2.2 Group B - Ambulatory health care facilities
An automatic sprinkler system shall be provided throughout new buildings and portions thereof used as Group B occupancies, and in remodels or additions affecting a Group-B occupancy as provided in this section.

Section 6-1-270, Chapter 2, Section 903 – Automatic Sprinkler Systems
Section 903 of the California Fire Code is amended by the addition of Section 903.2.2.1 to read as follows:

903.2.2.1 Remodel or addition - Group B ambulatory health care facilities
An automatic sprinkler system shall be provided when a Group B ambulatory health care occupancy is created and any of the following conditions result.

1. Four or more care recipients are incapable of self-preservation.
2. One or more care recipients who are incapable of self-preservation are located at other than the level of exit discharge serving such occupancy.

Section 6-1-272, Chapter 2, Section 903 – Automatic Sprinkler Systems
Section 903 of the California Fire Code is amended by the addition of Section 903.2.2.2 to read as follows:

903.2.2.2 Additions or remodels – B Occupancy
An automatic sprinkler system shall be provided for Group B occupancies where any of the following conditions is created as a result of a remodel or addition:

1. The fire area is increased beyond the areas specified in Table 903.2
2. The fire area exceeds 12,000 square feet (1115 m2).
3. The fire area has an occupant load of 300 or more.

Section 6-1-274, Chapter 2, Section 903.2.3 – Group E
Section 903.2.3 of the California Fire Code is amended to read:

903.2.3 Group E
An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group E occupancies, and when an addition or remodel occurs affecting a Group E Occupancy as provided in this section.

Section 6-1-276, Chapter 2, Section 903.2.3.1.1 New Public School Campus
Section 903.2.3.1.1 of the California Fire Code is amended to read:

903.2.3.1.1 New Public School Campus.
An approved automatic sprinkler system shall be provided in all buildings of a new public school campus as defined in Section 202 regardless of occupancy classification.
Exceptions:

1. Exempted portable buildings.
2. Ticket booths and athletic field storage buildings that are less than 500 square feet in floor area and located a minimum of 100 feet from all other buildings.

3. Shade or lunch shelters that are incapable of trapping heat, smoke or other by-products of combustion and located a minimum of 20 feet from all other buildings.
4. Shade or lunch shelters that are constructed of non-combustible materials and located a minimum of 20 feet from all other buildings.

Section 6-1-278, Chapter 2, Section 903 – Automatic Sprinkler Systems
Section 903 of the California Fire Code is amended by the addition of Section 903.2.3.2 to read as follows:

903.2.3.2 Additions or remodels – E Occupancy
An automatic sprinkler system shall be provided for Group E occupancies where any of the following conditions is created as a result of a remodel or an addition:
1. The fire area is increased beyond the areas specified in Table 903.2
2. The fire area exceeds 12,000 square feet (1115 m2).
3. The fire area has an occupant load of 300 or more.

Section 6-1-280, Chapter 2, Section 903 – Automatic Sprinkler Systems
Section 903 of the California Fire Code is amended by the addition of Section 903.2.3.3 to read as follows:

903.2.3.3 Additions or remodels – E Occupancy below the lowest level of exit discharge
An automatic sprinkler system shall be provided throughout every portion of educational buildings below the lowest level of exit discharge serving that portion of the building where the condition is created as a result of an occupancy change, a remodel, or an addition.
Exception:
An automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area where every classroom throughout the building has at least one exterior exit door at ground level.

Section 6-1-282, Chapter 2, Section 903.2.4 – Group F
Section 903.2.3.1.1 of the California Fire Code is amended to read:

903.2.4 Group F
An automatic sprinkler system shall be provided throughout all new buildings and portions thereof used as Group F occupancies, and when an addition or remodel occurs affecting a Group F Occupancy as provided in this section.
Exceptions:
1. Canopied winery crush pads less than 12,000 square feet in area, provided that all of the following conditions are met:
    a. The canopy and supporting structure are constructed of non-combustible materials.
    b. If attached, the crush pad is separated from other portions of the building by one-hour fire-resistive walls.
    c. The crush pad is not used for storage of combustible materials.
    d. The canopy and supporting structure is in incapable of trapping heat, smoke or other byproducts of combustion.
2. Dairy milking facilities less than 12,000 feet in area.

Section 6-1-284, Chapter 2, Section 903.2.4.1 – Group F-1 Woodworking Operations
Section 903.2.4.1 of the California Fire Code is amended to read:

903.2.4.1 Woodworking operations
An automatic sprinkler system shall be provided throughout all Group F-1 occupancy fire areas that contain woodworking operations in excess of 2,500 square feet in area (232 m2) which generate finely divided combustible waste or which use finely divided combustible materials. A fire wall of less than four-hour fire resistance rating without openings, or any fire wall with opening shall not be used to establish separate fire areas.

Section 6-1-286, Chapter 2, Section 903 – Automatic Sprinkler Systems
Section 903 of the California Fire Code is amended by the addition of Section 903.2.4.2 to read as follows:

903.2.4 .2 Additions or remodels – Group F
An automatic sprinkler system shall be provided throughout all buildings containing a Group F occupancy where any of the following conditions is created as a result of a remodel or addition:

3. The fire area is increased beyond the areas specified in Table 903.2
4. The fire area exceeds 12,000 square feet (1115 m2).
5. The fire area is located more than three stories, or more than 30 feet, above grade plane.
6. The combined area of all fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m2).
7. The fire area contains woodworking operations in excess of 2,500 square feet in area (232 m2) which generate finely divided combustible waste or which use finely divided combustible materials.

Section 6-1-288, Chapter 2, Section 903 – Automatic Sprinkler Systems
Section 903 of the California Fire Code is amended by the addition of Section 903.2.5.5 to read as follows:

903.2.5.2 Additions or remodels – Group H
An automatic sprinkler system shall be provided throughout all buildings containing a Group H occupancy, and where an H Occupancy is created as a result of a remodel or addition.

Section 6-1-290, Chapter 2, Section 903 – Automatic Sprinkler Systems
Section 903 of the California Fire Code is amended by the addition of Section 903.2.6.3 to read as follows:

903.2.6.3 Additions or remodels – Group I
An automatic sprinkler system shall be provided throughout all buildings containing a Group I occupancy, and where an I Occupancy is created as a result of a remodel or addition.

Section 6-1-292, Chapter 2, Section 903.2.7 – Group M
Section 903.2.7 of the California Fire Code is amended to read:

903.2.7 Group M
An automatic sprinkler system shall be provided throughout new buildings and portions thereof used as Group M occupancies, and when an addition or remodel occurs affecting a Group M Occupancy as provided in this section.
Exception:
Detached non-combustible motor fuel-dispensing facility canopies classified as a Group M occupancy where the canopy and supporting structure is in incapable of trapping heat, smoke or other byproducts of combustion.

Section 6-1-294, Chapter 2, Section 903.2.7.1 – High Piled Storage
Section 903.2.7.1 of the California Fire Code is amended to read:

903.2.7.1 High-piled storage.
An automatic sprinkler system shall be provided as required in Chapter 23 in all buildings where storage of merchandise is in high-piled or rack storage arrays.

Section 6-1-296, Chapter 2, Section 903 – Automatic Sprinkler Systems
Section 903 of the California Fire Code is amended by the addition of Section 903.2.7.2 to read as follows:

903.2.7.2 Additions or remodels – Group M
1. An automatic sprinkler system shall be provided for Group M occupancies where any of the following conditions is created as a result of a remodel or addition:
2. The fire area is increased beyond the areas specified in Table 903.2
3. A Group M fire area exceeds 12,000 square feet (1115 m2).
4. A Group M fire area is located more than three stories above grade plane.
5. The combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m2).
6. A Group M occupancy is used for the display and sale of upholstered furniture.

The structure exceeds 24,000 square feet in area, contains more than one fire area containing a Group M occupancy, and is separated into two or more buildings by fire walls of less than 4-hour fire-resistance rating.

Section 6-1-298, Chapter 2, Section 903 – Automatic Sprinkler Systems
Section 903 of the California Fire Code is amended by the addition of Section 903.2.8.1 to read as follows:

903.2.8.1 Additions – Group R
An automatic sprinkler system shall be provided for Group R occupancies where the following condition is created as a result of a remodel or addition:
1. Additions to existing residential buildings that increase in area by 1000 square feet or more, calculated by the existing gross floor area shall meet the requirements for a newly constructed building.

Exception:
Attached carports of non-combustible construction classified as a Group-U Occupancy where there is no habitable space above, and which are accessory uses to a one- or two-family residential dwelling.

Section 6-1-298.2, Chapter 2, Section 903 – Automatic Sprinkler Systems
Section 903 of the California Fire Code is amended by the addition of Section 903.2.8.1 to read as follows:

903.2.8.1 Alterations or Repairs – Group R
An automatic sprinkler system shall be provided for Group R occupancies where the following condition is created as a result of a remodel or addition:

1. For alterations or repairs to existing building(s) involving demolition, removal, or repair including fire damage of more than 50% of the structure, calculated by the existing gross floor area shall meet the requirements for a newly constructed building:

Exception:
One time alterations or additions made solely for the purpose of complying with the Americans with Disabilities Act.

Section 6-1-298.4, Chapter 2, Section 903.2.9 – Group S-1
Section 903.2.9 of the California Fire Code is amended to read:

903.2.9 Group S 1
An automatic sprinkler system shall be provided throughout new buildings and portions thereof used as Group S occupancies, and when an addition or remodel occurs affecting a Group S Occupancy as provided in this section.

Section 6-1-298.6, Chapter 2, Section 903.2.9.1 – Repair Garages
Section 903.2.9.1 of the California Fire Code is amended to read:

903.2.9.1 Repair garages
An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406 of the California Building Code.

Section 6-1-298.8, Chapter 2, Section 903.2.9.2 – Bulk Storage of Tires
Section 903.2.9.2 of the California Fire Code is amended to read:

903.2.9.2 Bulk storage of tires
Building, structures used for the storage of tires shall be equipped throughout with an automatic sprinkler system.

Section 6-1-298.10, Chapter 2, Section 903 – Automatic Sprinkler Systems
Section 903 of the California Fire Code is amended by the addition of Section 903.2.9.3 to read as follows:

903.2.9.3 Additions or remodels – Group S
An automatic sprinkler system shall be provided throughout all buildings containing a Group S occupancy where any of the following conditions is created as a result of a remodel or addition:

1. The fire area is increased beyond the areas specified in Table 903.2.
2. A Group S-1 fire area exceeds 12,000 square feet (1115 m2).
3. A Group S-1 fire area is located more than three stories above grade plane.
4. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m2).

5. A Group S-1 fire area used for the storage of commercial trucks or buses where the fire area exceeds 5,000 square feet (464 m2).

Section 7-2-6-1-298.12, Chapter 2, Section 903 – Automatic Sprinkler Systems
Section 903 of the California Fire Code is amended by the addition of Section 903.2.11.7 to read as follows:

903.2.11.7 Group U Occupancy special requirements
An automatic sprinkler system shall be provided throughout new buildings and portions thereof used as Group U occupancies, and when an addition or remodel occurs affecting a Group U Occupancy as provided in this section.
Exceptions:
1. Detached Group U occupancies 3000 square feet or less in area
2. Agricultural exempt buildings and agricultural buildings as approved by the Fire Code Official.

Section 6-1-298.14, Chapter 2, Section 903 – Automatic Sprinkler Systems
Section 903 of the California Fire Code is amended by the addition of Section 903.2.11.7.1 to read as follows:

903.2.11.7.1 Group U accessory areas
For a U Occupancy less than 3000 square feet in area: In addition to the occupancy separations of California Building Code Chapter 5, an automatic fire sprinkler system shall be installed throughout all accessory areas of a U Occupancy regardless of the mixed-use ratio.

Section 6-1-298.16, Chapter 2, Section 903 – Automatic Sprinkler Systems
Section 903 of the California Fire Code is amended by the addition of Section 903.2.11.7.2 to read as follows:

903.2.11.7.2 Changes of Occupancy.
When any change of occupancy occurs where the proposed new occupancy classification is more hazardous, as determined by the Fire Code Official including the conversion of residential buildings to condominiums, the building shall meet the fire sprinkler requirements for a newly constructed building.

Section 6-1-298.18, Chapter 2, Section 903 – Automatic Sprinkler Systems
Section 903 of the California Fire Code is amended by the addition of Section 903.2.11.8 to read as follows:
903.2.11.8 Elevation of existing buildings
An automatic fire extinguishing system shall be installed throughout all existing buildings when the building is elevated to: three or more stories, or more than 35 feet in height, from grade to the exposed roof.
Exceptions:
1. An automatic fire-extinguishing system need not be provided when the area above 35 feet is provided for aesthetic purposes only and is a non-*habitable space.*
2. An automatic fire-extinguishing system need not be provided when existing single-family and two-family dwellings are elevated to comply with the requirements of Chapter 7B of the Sonoma County Code, provided that all of the following conditions are met:

3. The elevation creates a building no more than three *stories* in height.
4. Two approved exits are provided for the highest floor, including a third story having less than 500 square feet of floor area.
5. Approved interconnected *smoke alarms* are installed at each floor level and in all sleeping rooms, and hallways adjacent to sleeping rooms.
6. There is no expansion or modification of use other than installation of the exits required by subparagraph (b) above and a utility room less than 100 square feet. The space created at ground level by the elevation shall be used only as a *private parking garage* or as unused vacant space.
7. Any addition to the building after the elevation shall require installation of an automatic fire-extinguishing system.

Section 6-1-298.20, Chapter 2, Section 903.2.18 – Group U Private Garages
Section 903.2.18 of the California Fire Code is amended to read:

903.2.18 Group U private garages and carports accessory to Group R-3 occupancies.
Carports with habitable space above, attached garages, and detached Group U structures greater than 3000 square feet in area containing a use similar to a: B Occupancy, S Occupancy, or M Occupancy which is accessory to Group R-3 occupancies, shall be protected by residential fire sprinklers in accordance with his section. Residential fire sprinklers shall be connected to, and installed in accordance with, an automatic residential fire sprinkler system that complies with Section R313 of the California Residential Code or with NFPA 13D. Fire sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a minimum density of 0.05 gpm per square foot over the area of the garage and/or carport, but not to exceed two sprinklers for hydraulic calculation purposes. Garage doors shall not be considered obstructions to sprinkler placement.

Section 6-1-298.22, Chapter 2, Section 903.4.2 – Alarms
Section 903.2.18 of the California Fire Code is amended to read:

903.4.2 Alarms.
At least one exterior approved audible device activated by the water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system shall be connected to every automatic fire alarm system in an approved location, and approved audible devices shall be connected to every automatic sprinkler system for the purpose of occupant notification. Actuation of the automatic sprinkler system shall actuate the building fire alarm system in all normally occupied areas for the purpose of occupant notification.

Section 6-1-298.24, Chapter 2, Section 905.3.1 – Height
Section 905.3.1 of the California Fire Code is amended to read:

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

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

3. Buildings where the floor level of the lowest story is located more than 30 feet below the highest level of fire department vehicle access.
4. Buildings that are two or more stories below the highest level of fire department vehicle access.
5. On the roof of buildings three or more stories in height.

Exceptions:

1. Class I standpipes are allowed in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.
2. Class I manual standpipes are allowed in open parking garages where the highest floor is located not more than 150 feet (45 720 mm) above the lowest level of fire department vehicle access.
3. Class I manual dry standpipes are allowed in open parking garages that are subject to freezing temperatures, provided that the hose connections are located as required for Class II standpipes in accordance with Section 905.5.
4. Class I standpipes are allowed in basements equipped throughout with an automatic sprinkler system.
5. In determining the lowest level of fire department vehicle access, it shall not be required to consider:

5.1 Recessed loading docks for four vehicles or less, and;

5.2 Conditions where topography makes access from the fire department vehicle to the building impractical or impossible.

Section 6-1-298.26, Chapter 2, Section 907.2.8.1 – Manual Fire Alarm System

Section 903.2.18 of the California Fire Code is amended to read:

907.2.8.1 Manual fire alarm system

Exceptions:

Manual fire alarm boxes are not required throughout the building when the following conditions are met:

2.1 The building is equipped throughout with an automatic fire sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

2.2 Notification devices will activate within each residential unit upon sprinkler water flow.

2.3 At least one manual fire alarm box is installed in an approved location.

Section 6-1-298.28, Chapter 2, Section 1414 – Automatic Sprinkler System

Section 1414 of the California Fire Code is amended by the addition of Section 1414.3 to read as follows:

1414.3 Buildings under construction.

In buildings four or more stories in height required to have sprinklers, such sprinklers shall be installed and extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring.

Section 6-1-298.30, Chapter 2, Section 1414.4 – Automatic Sprinkler System
Section 1414.4 of the California Fire Code is amended by the addition of Section 1414.3 to read as follows:

1414.4 Buildings being demolished.
Where a building is being demolished and a sprinkler system exists within such a building, such sprinkler system shall be maintained in an operable condition so as to be available for use by the fire department. Such sprinkler system may be demolished with the building but shall not be demolished more than one floor below the floor being demolished.

Section 6-1-298.32, Chapter 2, Section 2701 – General
Section 2701 of the California Fire Code is amended by the addition of Section 2701.5.3 to read as follows:

2701.5.3 Electronic Reporting.
All hazardous Material Management Plans (HMMP) and Hazardous Material Inventory Statements (HMIS) shall be submitted electronically as approved by the fire code official.

Section 6-1-298.34, Chapter 2, Section 3404 – Storage
Section 3404 of the California Fire Code is amended by the addition of Section 3404.1.1 to read as follows:

3404.1.1 Tanks Storage prohibited.
No existing aboveground tanks for the storage of Class I and Class II liquids outside of buildings (except LPG-Propane) shall be permitted on mercantile, residential, and other congested parcels. Existing tanks on such parcels shall be removed within one (1) year after written notice from the fire code official.

Section 6-1-298.36, Chapter 2, Section 3404 – Storage
Section 3404 of the California Fire Code is amended by the addition of Section 3404.1.2 to read as follows:

3404.1.2 Tank Storage - Other locations.
New aboveground tanks for storage of Class I and II liquids on parcels not covered under Section 3404.1.2 shall be enclosed in a flammable liquid storage vault constructed in accordance with the standards of the fire department. Existing tanks on such parcels shall conform to new within one (1) year after written notice from the fire code official.

Section 6-1-298.38, Chapter 2, Section 3404 – Storage
Section 3404 of the California Fire Code is amended by the addition of Section 3404.1.3 to read as follows:

3404.1.3 Existing Tank Storage.
Existing Tank storage shall meet the requirements of new tank installations with in one year of notice from the fire code official.

Section 6-1-298.40, Chapter 2, Section 3807 – Safety Precautions and Devices
Section 3807 of the California Fire Code is amended by the addition of Section 3807.5 to read as follows:

3807.5 Seismic Anchoring.
An approved seismic anchoring system shall be installed on all permanently installed propane/LPG gas containers.

Section 6-1-298.42, Chapter 2, Section 4903 –Fire Hazard Severity Zones
Section 4903 of the California Fire Code is amended by the addition of Section 4903.1 to read as follows:

4903.1 General.
A fire protection plan shall be required for any new residential or commercial building within a wildland-urban interface fire area. The plan shall be prepared by a qualified professional and shall be approved by the fire code official. The plan shall include, at a minimum, defensible space zones, identification of vegetation types, replacement of non-native flammable vegetation with approved fire resistive vegetation, and a maintenance program for all vegetation. The property owner shall record a covenant, in a form satisfactory to county counsel, which ensures that the approved plan will be implemented and maintained. When required by the code official, the property owner shall record a covenant, in a form satisfactory to fire code official, which ensures that the approved plan will be implemented and maintained.

Section 6-1-298.44, Chapter 2, Section 4903 –Fire Hazard Severity Zones
Section 4903 of the California Fire Code is amended by the addition of Section 4903.2 to read as follows:

4903.2 Content.
The fire protection plan shall be based upon a site-specific wildfire risk assessment that includes considerations of location, topography, aspect, flammable vegetation, climatic conditions and fire history. The plan shall address water supply, access, building ignition and fire-resistance factors, fire protection systems and equipment, defensible space and vegetation management.

Section 6-1-298.46, Chapter 2, Section 4903 –Fire Hazard Severity Zones
Section 4903 of the California Fire Code is amended by the addition of Section 4903.3 to read as follows:

4903.3 Cost.
The cost of fire protection plan preparation and review shall be the responsibility of the applicant.

Section 6-1-298.48, Chapter 2, Section 4903 –Fire Hazard Severity Zones
Section 4903 of the California Fire Code is amended by the addition of Section 4903.4 to read as follows:

4903.4 Plan retention.
A copy of the fire protection plan shall be retained by the property owner.

Section 6-1-298.50, Chapter 2, Appendix B, Section B102 - Definitions

Section B102.1 of the California Fire Code is amended to read as follows:

FIRE-FLOW. The flow rate of a water supply, measured at 20 pounds per square inch (psi) (138 kPa) residual pressure in the water main in the vicinity of the flowing hydrant, that is available for fire fighting.

Section 6-1-298.52, Chapter 2, Appendix B, Section B103 - Modifications
Section B103.3 of the California Fire Code is amended to read as follows:

B 103.3 Areas without water supply systems.
For information regarding water supplies for firefighting purposes in rural and suburban areas in which adequate water supply systems do not exist, the fire code official is authorized to utilize the 2001 edition of NFPA 1142.

Section 6-1-298.54, Chapter 2, Appendix B, Section B105.1 – Fire Flow Requirements for Buildings
Section B105.1 of the California Fire Code is amended to read as follows:

B105.l One- and two-family dwellings.
The minimum fire-flow requirements for one- and two-family dwellings having a fire-flow calculation area which does not exceed 3,600 square feet (344.5 m2) shall be1,000 gallons per minute for 30 min. Fire-flow and flow duration for dwellings having a fire-flow calculation area in excess of 3,600 square feet (344.5 m2) shall not be less than that specified in Table B 105.1.
Exception:
A reduction in required fire flow of 50 percent as approved, is allowed when the building is provided with an approved automatic fire sprinkler system.

Section 6-1-298.56, Chapter 2, Appendix C, Section C101.1 - Scope
Section B101.1 of the California Fire Code is amended to read as follows:

C101.1 Scope.
Fire hydrants shall be provided in accordance with this appendix for the protection of buildings, or portions of buildings hereafter constructed.
Exceptions:

1. Group R, S-2 and U occupancies having a floor area not exceeding 1,000 square feet primarily constructed of noncombustible exterior walls with wood or steel roof framing, having a Class-A roof assembly, with uses limited to the following or similar uses.
2. California State Parks buildings of an accessory nature (restrooms)
3. Safety roadside rest areas. (SRRA), public restrooms, and vehicle inspection bays.
4. Truck inspection facilities, (TIF), CHP office space and vehicle inspection bays
5. Sand/Salt storage buildings, storage of sand and salt

2. One and two-family residential dwellings; detached U Occupancy buildings less than 1000 square feet in area accessory to a one or two-family dwelling; and agricultural exempt buildings less than 8,000 square feet in area within County unincorporated areas not served by a municipal water system may comply with the fire hydrant location requirements, and the California Residential Code as adopted and amended by Town of Windsor.

Section 6-1-298.58, Chapter 2, Appendix C, Section C102.1 – Fire Hydrant Locations
Section C102.1 of the California Fire Code is amended to read as follows:

C102.l Fire hydrant locations.
Where fire hydrants are required, fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets, and a fire hydrant shall be located within 50 feet of the Fire Department Connection (FDC), or as approved by the Fire Code Official.

Section 6-1-298.60, Chapter 2, Appendix D, Section D101.1 – Scope
Section D101.1 of the California Fire Code is amended to read as follows:

D101.1 Scope.
Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the International Fire Code.
Exception:
One and two-family residential dwellings; detached U Occupancy buildings less than 1000 square feet in area accessory to a one or two-family dwelling; and agricultural exempt buildings less than 8,000 square feet in area within County unincorporated areas may comply with the fire apparatus access road requirements of the Sonoma County Fire Safe Standards.

Section 6-1-298.62, Chapter 2, Appendix D, Section D102.1 – Scope
Section D102.1 of the California Fire Code is amended to read as follows:

D102.l Access and loading.
Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34050 kg) or as approved by the Fire Code Official.

Section 6-1-298.64, Chapter 2, Appendix D, Section D103.1 – Access Road Width with a Hydrant
Section D103.1 of the California Fire Code is amended to read as follows:

D103.1 Access road width with a hydrant.
The hydrant shall be no closer than 4 feet nor farther than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway.

Section 6-1-298.66, Chapter 2, Appendix D, Section D103.2 – Grade
Section D103.2 of the California Fire Code is amended to read as follows:

Dl03.2 Grade.
Fire apparatus access roads shall not exceed 15 percent in grade.
Exception:
Grades steeper than 15 percent and less than 20 percent as approved by the fire code official.

Section 6-1-298.68, Chapter 2, Appendix D, Section D103.3 – Turning Radius
Section D103.3 of the California Fire Code is amended to read as follows:

D103.3 Turning radius.

The minimum turning radius shall be determined by the fire code official or as approved by local standards.

Section 6-1-298.70, Chapter 2, Appendix D, Section D103.4 – Dead Ends
Section D103.4 of the California Fire Code is amended to read as follows:

D103.4 Dead ends.
D 103.4.1 Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with the local agency requirements for public streets or as approved by local standards.

Section 6-1-298.72, Chapter 2, Appendix D, Section D103 – Minimum Specifications
Section D103 of the California Fire Code is amended by the addition of Section D103.4.2 to read as follows:

D103.4.2 Dead end roads.
The maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed the cumulative lengths according to Table D 103.4, regardless of the number of parcels served.

Table D102.4 is added to read:

Table D103.4

Parcel Size	Max Allowable Length
Parcels zoned for less than one acre	800 feet
Parcels zoned for 1 acre to 4.99 acres	1320 feet
Parcels zoned for 5 acres to 19.99 acres	2640 feet
Parcels zoned for 20 acres or larger	5280 feet

Section D104.2 Exception is deleted

Section 6-1-298.74, Chapter 2, Appendix D, Section D106 – Multiple-Family Residential Development
Section D106 of the California Fire Code is amended by the addition of Section D106.3 to read as follows:

D106.3 Multi-residential projects having more than 50 dwelling units.
Hotels, motels, condominiums, apartments, townhouses and similar multi-residential projects having more than 50 dwelling units shall be provided with two separate and approved fire apparatus access roads.

Section D106.2 is deleted.

Section 6-1-298.76, Chapter 2, Appendix D, Section D107.1 – One or Two Family Residential Developments
Section D107.1 of the California Fire Code is amended to read as follows:

D107.1 One-or two-family dwelling residential developments.
Developments of one- and two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.

Section 6-1-298.78, Administration and Enforcement of the California Fire Code
The Fire Chiefs of the fire protection districts having jurisdiction within the Town shall be responsible for the administration and enforcement of the California Fire Code and amendments thereto within their respective jurisdictions; provided that if said Fire Chief is unable or refuses to do so, the Building Official may, but is not obligated to, administer and enforce the California Fire Code and amendments thereto within the Town of Windsor.

Article 3
Enforcement and Violations

Section 6-1-305, Fees and charges: The board of directors of the fire protection district may from time to time establish a schedule of fees and charges following the procedures set forth in California law (currently Health and Safety Code section 13916) to recover the reasonable cost of providing services, issuing permits, and enforcing regulations pursuant to this chapter. Pursuant to Health and Safety Code section 13916, no such fee or charge on new construction or development shall be for construction of public improvements or facilities or the acquisition of equipment.

Section 6-1-310, Responsibility for enforcement: The Fire Chief of the fire protection district having jurisdiction shall be responsible for enforcing the provision of this Title VI; provided that if said Fire Chiefs are unable or refuse to do so, the Building Official may, but is not obligated to, administer and enforce the California Fire Code and amendments thereto within the Town of Windsor.

Section 6-1-315, Issuance of citations: The fire chief and his or her authorized representative may, pursuant to section 836.5 of the Penal Code, arrest a person without a warrant whenever they have reasonable cause to believe that the person to be arrested has committed a misdemeanor in their presence which is a violation of this chapter or any other ordinance or statute which they have a duty to enforce, and to issue a written notice to appear and to release such person on his or her written promise to appear in court, as prescribed by Chapter 5C (commencing with section 853.6) of the Penal Code.

SECTION 3
Posting and Effective Date.

That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect January 1, 2011. The Town Clerk of the Town of Windsor shall cause this Ordinance to be published or to be posted in at least three (3) public places in the Town of Windsor in accordance with Section 36933 of the Government Code of the State of California. Provided however, all building permits and related permits issued on or after January 1, 2011, shall be subject to the terms and conditions of this ordinance. Council authorizes the posting of the full text of the ordinance or publication of a summary of the ordinance pursuant to Government Code Section 36933 (c).

PASSED, APPROVED AND ADOPTED this 3rd day of November 2010, by the following vote:

AYES:	**COUNCILMEMBERS ALLEN, FUDGE, GOBLE, SCHOLAR AND MAYOR SALMON**
NOES:	**NONE**
ABSTAIN:	**NONE**
ABSENT:	**NONE**

SAM SALMON, MAYOR

ATTEST:

MARIA DE LA O, TOWN CLERK