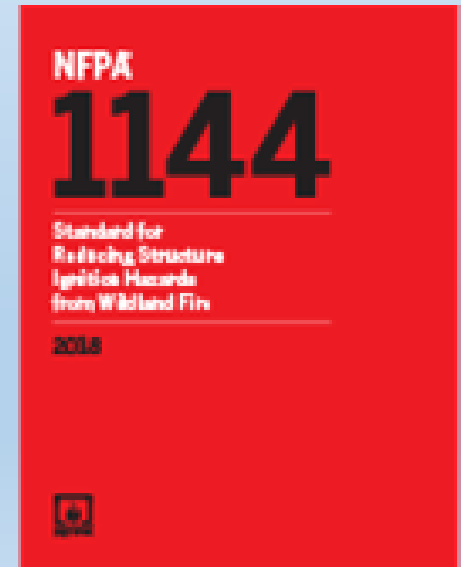
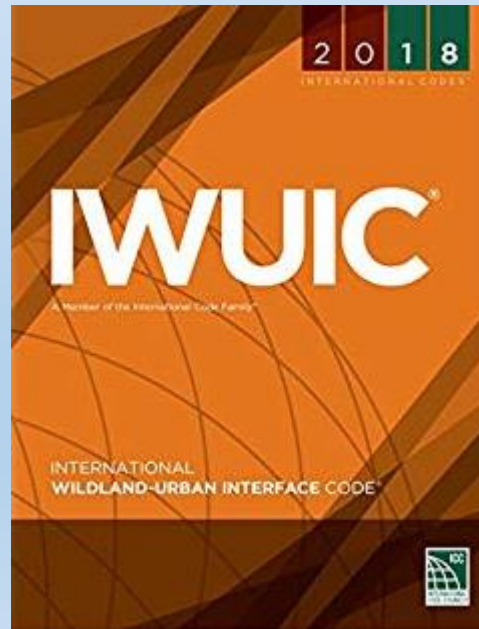
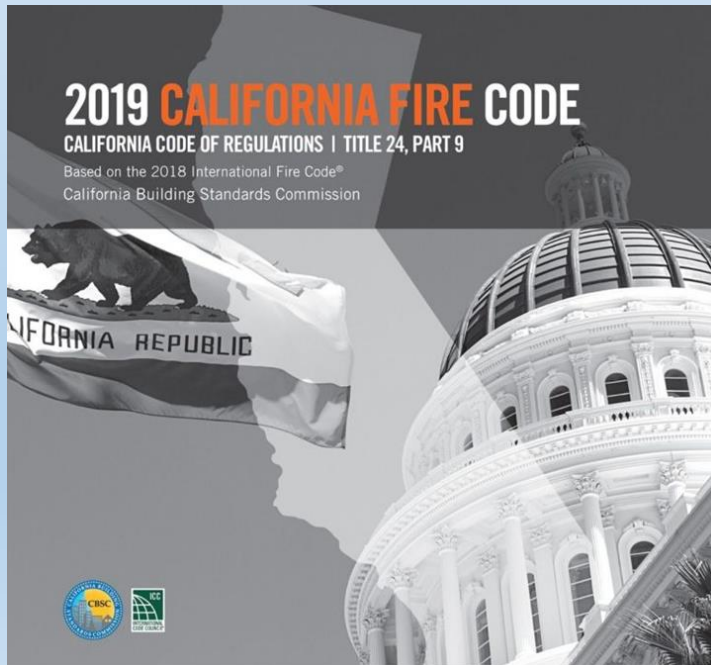




# 2019 CALIFORNIA FIRE CODE LOCAL AMENDMENTS





## Introduction

- Every 3 years we adopt / readopt the Fire Code
- California Fire Code is the model code based on the 2018 International Fire Code
- In addition Cambria CSD adopts Local Amendments
- These can be more restrictive, not less restrictive
- Goal is to parallel the Local Amendments from San Luis Obispo County and other neighboring municipalities



## Timeline

- Adopt Resolution 39-2019 – confirm required findings
- Introduce Ordinance 02-2019 – adopt and amend CCSD Municipal Code 6.04.010
- Schedule Public Hearing – next CCSD Board meeting, December 19, 2019
- Submit completed Resolution and Ordinance to San Luis Obispo County, required by the Health and Safety Code



## Local Amendment Overview

- Amendments to Chapter 1: Scope and Administration
  - Localization, peace officer status, occupancy, fees, board of appeals
- Amendments to Chapter 2: Definitions
- Amendments to Chapter 3: General Requirements
  - Prohibited burning, securing property
- Amendments to Chapter 4: Emergency Planning and Preparedness
  - Initiation devices



## Local Amendment Overview

- Amendments to Chapter 5: Fire Service Features
  - Road grade, turning radius, grade, driveways, turnarounds, turnouts, obstructions, gates, addressing
- Amendments to Chapter 6: Building Services and Systems
  - Portable un-vented heaters
- Changes to Chapter 9: Fire Protection and Life Safety Systems
  - Sprinkler tables, Fire Department Connections, fire alarms systems, false alarms



## Local Amendment Overview (cont.)

**Table 903.1 – Automatic Fire Sprinkler System Requirements for NEW CONSTRUCTION**

STRUCTURE TYPE	SPRINKLERS REQUIRED <sup>2</sup>	DESCRIPTION	SQUARE FOOTAGE <sup>1</sup>		MIN. DISTANCES BETWEEN STRUCTURES AND PROPERTY LINES (PL)	REQUIREMENTS	USE EXAMPLES	EXCEPTIONS
			MIN	MAX				
<b>New Construction</b>	Yes	New buildings including mobile homes and commercial coaches <sup>1</sup>	0		Per CBC, CRC	Throughout new buildings	All new construction and dwellings	Exceptions 2, 3, 4
<b>Residential Accessory Structure</b>	Yes	Accessory structures as defined in CRC	1,000	3,000	50 feet from PL, 30' between any structures on site	No heating, cooling, living or sleeping spaces	One story garage, workshop, studio, residential storage bldg.	Exception 1
<b>Agricultural Structure</b>	Yes	Accessory to agricultural operation, livestock, crops. Agricultural operations in accordance with AG LUO & CBC definition	3,000	5,000	100 feet from PL, 50 feet from other structures	Primary usage must be 75% livestock or crops	One story barn or stables	Exception 1
<b>Pole barn, Covered arena, Greenhouse</b>	No	One story hay storage, covered riding arena, greenhouses	Unlimited if 60 feet on all sides per CBC		100 feet from PL, 50 feet from other structures	No public use or access	See description	None
<b>Agricultural Exempt (no permit required)</b>	No	LUO Ag Exempt & signed affidavit	0	3,000	100 feet from PL, 50 feet from other structures	Per Ag Exempt agreement	Ag-Barn on Ag zoned land over 20 acres	See Title 19

**References:**

**CRC:** California Residential Code | **CFC:** California Fire Code | **CBC:** California Building Code | **LUO:** Land Use Ordinance (San Luis Obispo County)

**Footnotes:**

- For the purpose of calculating square footage for the application of fire sprinkler requirements and fire flow requirements, the floor area shall include all combustible areas attached to the structure, including garages, patio covers, overhangs over 2 feet, covered walkways and decks.
- Automatic Fire Sprinklers installed at exterior locations shall be approved corrosion resistant devices when environmental or operational conditions warrant.

**Exceptions:**

- Structures between the minimum and the maximum square footage must meet all the above table criteria and all the following are required in lieu of fire sprinklers:
  - no conditioned or habitable space,
  - no second stories (lofts 1/3 the floor area and open to below are allowed),
  - minimum two exits including one pedestrian door (side hinge swinging door),
  - workshops or offices limited to 10% of floor area,
  - dedicated fire water storage minimum of 5,000 gallons steel tank in full compliance with NFPA 1142 (see fire safety plan) if there is no community provided fire hydrant within 500 ft.,
  - structure complies with the California Wildland Urban-Interface Ignition Resistant Construction Requirements,
  - heat detectors installed in accordance with CBC linked to an audible bell mounted in the exterior of the structure.
  - Cannot be used as a place of employment or for public assemblage/events.
  - Cannot be used as a commercial building.
- A single-story building or commercial coach where floor area does not exceed 1000 square feet and the occupancy is not a Group A, E Daycare, F1 Woodworking, group R, Group H, Group I occupancy or any occupancy where cellulose nitrate film, pyroxylin plastics or any hazardous materials manufactured, stored or handled in quantities in excess of Tables in CBC, CFC or within Los Osos CSD and the fire flow from a hydrant is less than 750gpm at 20psi.
- Mobile/manufactured or factory-built homes or commercial coaches constructed or altered on or before March 12, 2011 which were not manufactured with automatic fire sprinklers.
- Accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence.



## Local Amendment Overview (cont.)

**Table 903.2 – Automatic Fire Sprinkler System Requirements for EXISTING CONSTRUCTION <sup>4</sup>**

OCCUPANCY OR STRUCTURAL MODIFICATION TYPE	SPRINKLERS REQUIRED <sup>3</sup>	DESCRIPTION	SQUARE FOOTAGE <sup>1</sup>	REQUIREMENTS	USE EXAMPLES	EXCEPTIONS
Alterations <sup>1</sup>	Yes, if...	Alteration includes modifications to the structure	50% of existing floor area <sup>2</sup>	Alterations additions and remodel square footage will be considered a combined and cumulative sum of floor area	Interior remodels Rehabilitation	Exceptions 1, 2, 3, 4
Additions <sup>1</sup>	Yes, if...	Additions cumulative from January 01, 2008 regardless of any change of ownership	1,000 sf or 50% of floor area <sup>2</sup>	Alterations additions and remodel square footage will be considered a combined and cumulative sum of floor area	Any addition	Exception 4
Hazard Category and Occupancy Classification Changes	Yes	Change results in higher hazard or as deemed necessary by fire code official and the building official	Any	Hazard classification rating as determined by the fire code official, and occupancy classification as determined by the building official.	Any change of occupancy defined in Chapter 3 of the CBC	None
Hazardous Materials Inside buildings	Yes	Cellulose nitrate film or pyroxylin plastics or any hazardous materials manufactured, stored or handled in quantities in excess of Tables in CBC, CFC	Any	Building and any portion of a building must also include requirements as listed in CFC Chapter 5005.4	Any occupancy	None

**References:**

**CRC:** California Residential Code | **CFC:** California Fire Code | **CBC:** California Building Code |

**Footnotes:**

- For the purpose of calculating square footage for the application of fire sprinkler requirements and fire flow requirements, the floor area shall include all combustible areas attached to the structure, including garages, patio covers, overhangs over 2 feet, covered walkways and decks.
- Fire sprinklers are required when all ceiling coverings are removed, or a project reaches the threshold of 50% of addition or alteration; determination of fire sprinklers shall be made by one of the following methods: 1) By net floor area: Any room(s) or area(s) that are added, altered, rehabilitated or repaired shall have their net floor area calculated and compared to the total net floor area of the existing structure to find the calculated percentage. 2) By surface area: Surface area shall be defined as surfaces of walls and ceilings. Any room(s) or area(s) that are added, altered, rehabilitated or repaired shall have their surface area calculated compared to the total wall and ceiling surface area of the existing structure to find the calculated percentage.  
Note: Change(s) in project scope after the plan review process shall require that the fire sprinkler calculation be revised and submitted for review and approval.
- Automatic Fire Sprinklers installed at exterior locations shall be approved corrosion resistant devices when environmental conditions warrant.
- Mobile/manufactured or factory-built homes or commercial coaches constructed or altered on or before March 12, 2011 which were not manufactured with automatic fire sprinklers are not subject to fire sprinkler requirements.

**Exceptions:**

- Alterations limited to only one of the following: replacement of exterior coverings and windows, roofing, electrical services, sewer laterals, retaining walls, or routine plumbing, electrical and mechanical repairs.
- A loft open to the floor below and no more than one third of the floor area of the room below may be added without requiring sprinklers.
- REPAIR is the reconstruction or renewal for the purpose of maintenance.
- Accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence. Footnote 2 determination is required.



## Local Amendment Overview (cont.)

- Amendments to Chapter 23: Motor Fuel-Dispensing Facilities
  - Above ground tanks
- Amendments to Chapter 56: Explosives and Fireworks
  - Use, possession and seizure of fireworks





## International Wildland Urban Interface Code

- Amendments to Chapter 5: Special Building Construction Regulations
  - Class 1 ignition-resistant construction
  - Elimination of fire hazard severity form



# Cambria CSD Fire Department

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Any Questions?