

ORDINANCE NO. 2016-09

AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF ESCONDIDO, CALIFORNIA,
AMENDING CHAPTER 11 OF THE ESCONDIDO
MUNICIPAL CODE TO ADOPT THE 2016
CALIFORNIA FIRE CODE AND LOCAL
AMENDMENTS

WHEREAS, the State of California Building Standards Commission is charged with the development of uniform codes and regulations for application to the construction of buildings within the state; and

WHEREAS, California Health and Safety Code Section 17960 requires the City enforce within its jurisdiction all the provisions published in the State Buildings Standards Code and the provisions of other rules and regulations promulgated pursuant to the provisions of the California Health and Safety Code pertaining to the erection, construction, reconstruction, movement, enlargement, conversion, alteration, repair, removal, or arrangement of apartments, hotels or dwellings; and

WHEREAS, every three years the California Building Standards Commission updates and adopts uniform codes for application throughout the state; and

WHEREAS, California Health and Safety Code Section 17958.7 allows local amendments to the California Building Standards Codes, when such codes are amended and adopted at the local level, and when local findings are made for unique climatic, geological or topographical conditions.

NOW, THEREFORE, the City Council of the City of Escondido, California, DOES HEREBY ORDAIN as follows:

SECTION 1. Escondido Municipal Code Chapter 11, Article 2, Sections 11-15 and 11-16 are repealed and replaced as provided in Attachment "A," which is incorporated herein.

SECTION 2. That the City Council expressly finds that Escondido's unique climate, geology, and topography and the Escondido Fire Department's capabilities to provide fire prevention and protection services to the City and surrounding communities, make the modifications to the California Fire Code contained in this Ordinance, necessary for the health and safety of the community. The local amendments are necessary because the entire City is in a moderate, high or very high fire severity zone.

SECTION 3. SEPARABILITY. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 4. That as of the effective date of this ordinance, all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. That the City Clerk is hereby directed to certify to the passage of this ordinance and to cause the same or a summary to be prepared in accordance with Government Code Section 36933, to be published one time within 15 days of its passage in a newspaper of general circulation, printed and published in the County and circulated in the City of Escondido.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Escondido at a regular meeting thereof this 7th day of December, 2016 by the following vote to wit:

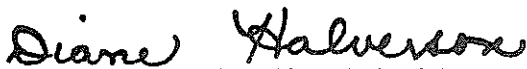
AYES : Councilmembers: DIAZ, GALLO, MASSON, MORASCO, ABED
NOES : Councilmembers: NONE
ABSENT : Councilmembers: NONE

APPROVED:



SAM ABED, Mayor of the
City of Escondido, California

ATTEST:




DIANE HALVERSON, City Clerk of the
City of Escondido, California

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO : ss.
CITY OF ESCONDIDO)

I, DIANE HALVERSON, City Clerk of the City of Escondido, hereby certify that the foregoing ORDINANCE NO. 2016-09 passed at a regular meeting of the City Council of the City of Escondido held on the 7th day of December, 2016, after having been read at the regular meeting of said City Council held on the 16th day of November, 2016.

DIANE HALVERSON, City Clerk of the
City of Escondido, California



ORDINANCE NO. 2016-09

Attachment "A"

Sec 11-15. California Fire Code.

- (a) The 2016 California Fire Code, California Code of Regulations, Title 24, Part 9, including Appendix Chapters 4, B, C, I, and N, as published by the International Code Council is adopted by the City of Escondido.
- (b) The Fire Marshall shall maintain copies of the California Fire Code and the City of Escondido amendments and make copies available for public review at the Police and Fire Department Headquarters.

Sec. 11-16. Local amendments.

Sec. 11-16 (305.6). Rockets, model aircraft and similar devices.

Rockets, model airplanes, sky lanterns, floating luminary or similar devices powered with an engine, open flame or other flammable propellant shall not be projected into or across any moderate, high or very high fire severity zone without prior approval of the fire code official.

Sec. 11-16 (320). Mid-rise buildings.

Sec. 11-16 (320.1). General.

A Mid-rise building has five stories or more, but does not exceed 75 feet in height, on any side. A newly constructed mid-rise building or a mid-rise building which undergoes a complete renovation that requires the building to be completely vacated shall comply with this section.

Exceptions:

1. Buildings used exclusively as an open parking garage.
2. Buildings where all floors above the fifth floor level are used exclusively as an open parking garage.
3. Buildings such as a power plant, lookout tower, steeple, grain house, and other similar structures with intermittent human occupancy.

Sec. 11-18 (320.1.1). Automatic fire sprinkler systems and standpipes.

Mid-rise buildings shall be protected throughout by an automatic fire sprinkler system designed and installed in conformance with the latest edition of NFPA 13 and in accordance with the following:

1. A shut-off valve and a water flow alarm shall be provided for each floor. Each shut-off valve and water flow alarm shall be electronically supervised.
2. Mid-rise buildings shall be provided with a class I standpipe system that is interconnected with the automatic fire sprinkler system. The system shall consist of 2½-inch hose valves located in each stair enclosure on every floor. Two hose outlets shall be located on the roof outside of each stair enclosure which penetrates the roof. The standpipe system shall be designed, installed and tested in accordance with the latest edition of NFPA 14.

11-16 (320.1.3.). Fire alarm system.

An approved and listed, automatic and manual, fully addressable and electronically-supervised fire alarm system shall be provided in conformance with this code and the California Building Code.

Sec. 11-16 (320.1.4). Emergency voice alarm signaling system.

The operation of any automatic fire detector or water flow device shall automatically sound an alert tone followed by a pre-recorded voice instruction giving appropriate information and direction on a general or selective basis to the following terminal areas:

1. Elevators
2. Elevator lobbies
3. Corridors
4. Exit stairways
5. Rooms and tenant spaces
6. Dwelling units
7. Hotel guest rooms
8. Areas designated as safe refuge within the building

Sec. 11-16 (320.1.5). Fire command center.

A fire command center for fire department operations may be required. The location and accessibility of the fire command center shall be approved by the fire department. The room shall be separated from the remainder of the building by not less than a 1-hour fire barrier. The room shall be a minimum of 200 square feet with a minimum dimension of 10 feet. It shall contain the following facilities at a minimum:

1. Voice alarm and public address panels
2. Fire department communications panel
3. Fire alarm enunciator panel
4. Elevator enunciator panel (when building exceeds 55 feet in height)
5. Status indicators and controls for air-handling systems (stairwell pressurization)
6. Controls for unlocking stairwell doors
7. Fire pump status indicators (if required)

8. Set of complete building plans
9. Elevator control switches for switching of emergency power
10. Work table

Sec. 11-16 (320.1.6). Annunciation identification.

Control panels in the central control station shall be permanently identified as to their function. Water flow, automatic fire detection and manually-activated fire alarms, and supervisory and trouble signals shall be monitored by an approved UL-listed central monitoring station and annunciated in the fire command center by means of an audible and visual indicator. For the purposes of annunciation, zoning shall be in accordance with the following:

1. When the system serves more than one building, each building shall be a separate zone.
2. Each floor in a building shall be a separate zone.
3. When one or more risers serve the same floor, each riser shall be a separate zone.

Sec. 11-16 (320.1.8). Fire Department communication system.

An approved two-way fire department communication system designed and installed in accordance with NFPA 72 shall be provided for fire department use per section 907.2.13.2.

Sec. 11-16. (320.1.9.2). Pressurized enclosures and stairways.

All required stairways and enclosures in a mid-rise building shall be pressurized as specified in section 909. Pressurized stairways shall be designed to exhaust smoke manually when needed.

Sec. 11-16 (320.1.9.3). Vestibules.

Pressurized stairway enclosures serving a mid-rise building shall be provided with a pressurized entrance vestibule on each floor that complies with section 909.

Sec. 11-16 (320.1.9.4). Pressure differences.

The minimum pressure difference between a vestibule and adjacent areas shall comply with section 909.

Sec. 11-16 (320.1.9.5). Locking of stairway doors.

All stairway doors that are locked to prohibit access from the interior of the stairway shall have the capability of being unlocked simultaneously, without unlatching, upon a signal from the fire command center. Upon failure of normal electrical service or activation of any fire alarm, the locking mechanism shall automatically retract to the unlocked position.

A telephone or other two-way communication system connected to an approved emergency service which operates continuously shall be provided at not less than every third floor in each required exit stairway vestibule.

Approved signage stating doors are locked shall be provided in each stairwell vestibule on each floor in which entry may be made and on each floor in which a telephone is located. Hardware for locking stairway vestibule doors shall be State Fire Marshal listed and approved by the chief by permit before installation. Stairway doors located between the vestibules and the stairway shaft shall not be locked.

Sec. 11-16 (505.4). Directory map.

A lighted directory map, meeting current fire department standards, shall be installed at the driveway entrance to a residential project or a mobile home park, with more than 15 units.

Sec. 11-16 (505.5). Response map updates.

Any new development which necessitates updating emergency response maps due to new structures, hydrants, roadways or similar features shall be required to provide map updates in a format compatible with current department mapping services and shall be charged a reasonable fee for updating all response maps.

Sec. 11-16 (5704.2.9.6.1). Locations where above-ground tanks are prohibited.

Storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited within the City of Escondido except for areas zoned for commercial use, industrial use, or agricultural use or as approved by the Fire Code Official.

Exceptions:

1. In areas zoned for other than residential uses, when approved by the fire code official.
2. Crankcase draining may be stored in specially constructed aboveground storage tanks, approved by the fire code official, with a maximum capacity of five hundred fifty (550) gallons. Such tanks may be located within a building when the fire code official deems appropriate and the container meets U.L. Standard 2085. Containers shall be installed and used in accordance with their listing, and provisions shall be made for leak and spill containment. In no case shall storage be allowed in residential or institutional property. The fire

code official may disapprove the installation of such containers when in his or her opinion their use presents a risk to life or property.

3. With the fire code official's approval, class I and II liquids may be stored aboveground outside of buildings in specially designed, approved, and listed containers which meet U.L. Standard 2085. Containers shall be installed and used in accordance with their listing, and provisions shall be made for leak and spill containment. The fire code official may disapprove the installation of such containers when in his or her opinion their use presents a risk to life or property.

Sec. 11-16 (5706.2.4.4). Locations where above-ground tanks are prohibited.

The storage of Class I and II liquids in above-ground tanks is prohibited in residential areas within The City of Escondido. Exceptions to these limits may be granted by the Fire Code Official when it can be demonstrated that the proposed exception poses no significant risk to life or property.

Exceptions:

1. In areas zoned for other than residential uses, when approved by the fire code official.
2. Crankcase draining may be stored in specially constructed aboveground storage tanks, approved by the fire code official, with a maximum capacity of five hundred fifty (550) gallons. Such tanks may be located within a building when the fire code official deems appropriate and the container meets U.L. Standard 2085. Containers shall be installed and used in accordance with

their listing, and provisions shall be made for leak and spill containment. In no case shall storage be allowed in residential or institutional property. The fire code official may disapprove the installation of such containers when in his or her opinion their use presents a risk to life or property.

3. With the fire code official's approval, class I and II liquids may be stored aboveground outside of buildings in specially designed, approved, and listed containers which meet U.L. Standard 2085. Containers shall be installed and used in accordance with their listing, and provisions shall be made for leak and spill containment. The fire code official may disapprove the installation of such containers when in his or her opinion their use presents a risk to life or property.

Sec. 11-16 (6104.2). Maximum capacity within established limits.

The storage of liquefied petroleum gas (LPG) is prohibited within the City of Escondido, except for areas zoned for commercial use, industrial use, or agricultural use. Storage shall be in accordance with the California Fire Code and NFPA 58. The aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons unless approved by the Fire Code Official. This section shall not prohibit the use of LPG for the purpose of cooking on a grill when use and storage are in accordance with the California Fire Code and NFPA 58. Additional locations and maximum quantities may be considered by the Fire Code Official when it can be demonstrated that the proposed exception poses no significant risk to life or property and there is a sufficient response capability by the Escondido Fire Department.

Sec. 11-16 (Chapter 80). Referenced Standards.

Chapter 80 Referenced Standard NFPA 13D is revised to read:

7.6 Alarms.

A water flow switch shall be provided and located on the sprinkler riser above the check valve and main drain and shall actuate an audible fire alarm signal bell. The water flow switch shall be a retarding type with a delay between 15-60 seconds before activation of the signal bell. Alarm bell shall have a minimum diameter of 8 inches and be mounted on the exterior in the vicinity of the master bedroom. The alarm bell shall be clearly audible in all bedrooms with intervening doors closed.