



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: October 22, 2013

TO: Mayor and Councilmembers

FROM: Fire Prevention Bureau, Fire Department

SUBJECT: Introduction Of Ordinance For 2013 Fire Code Adoption

RECOMMENDATION:

That Council introduce, and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Repealing Santa Barbara Municipal Code Chapter 8.04 and Adopting a new Chapter 8.04 Adopting by Reference the 2013 Edition of the California Fire Code, as Published by the California Building Standards Commission, Including Appendix Chapter 4 and Appendices B, BB, C, CC and H of that Code, with Local Amendments.

DISCUSSION:

In 2007 the State of California and local jurisdictions within the State adopted the International Fire Code, with State and local amendments. The International Fire Code is part of a greater series of model codes that includes the International Building Code, also published by the International Code Council (ICC). Both were adopted by the State under Title 24 of the California Code of Regulations, Part 9 and Part 2 respectively. The codes are on a three year revision cycle and in 2010 we revised the California versions of the international codes and readopted them under Ordinances 5535 and 5536. The codes are once again at the end of a three year cycle and the new California Codes will go into effect January 1, 2014. The State of California has completed amendments to the codes as of July 1, 2013 and local jurisdictions have 180 days to further amend them before they become law. In 2007 and again in 2010, Council adopted the California Fire Code, which was further amended based on local conditions as the Santa Barbara Fire Code. We are currently at the start of another three year cycle.

As we have in the past, local amendments to the code are kept to a minimum and are designed to address situations based on local conditions. We adopt this code together with companion codes adopted by Building and Safety Division such as the California Building Code and California Residential Code. Our coordinated approach and joint adopted sections make the city codes consistent and easily understood by stakeholders. Areas of common interest such as the Board of Appeals protocols and High Fire Hazard Area construction requirements are finalized between the affected city

divisions before incorporation into the respective ordinances. In this way we attempt to eliminate ambiguous or contradictory language and other potential conflicts. The attachment with this report summarizes our edits to adopted sections.

On October 15, 2013 staff presented a draft of the ordinance to the Ordinance Committee. The summary of local amendments was explained and the Ordinance Committee voted unanimously to send the ordinance to the full City Council for introduction.

Staff recommends that Council introduce and adopt the ordinance by reading of title only. If the Council does so, the ordinance will be presented for formal adoption on October 29, 2013. The City's ordinance would be effective as of January 1, 2014, when the state codes go into effect.

ATTACHMENT: Summary of Local Amendments, California Fire Code

PREPARED BY: Joseph Poiré, Fire Marshal

SUBMITTED BY: Patrick McElroy, Fire Chief

APPROVED BY: City Administrator's Office

Attachment

Santa Barbara City Fire Department

2012 International Fire Code / 2013 California Fire Code Adoption Summary of Amendments

October 22, 2013

MC = Municipal Code, CFC = International or California Fire Codes

#	Chapter/Section	Title	Concept	Type(new, existing CFC / MC deleted or revised)	Findings
1.	Chapter 1 Division II / Sec 103 & 103.1	Fire Prevention Bureau	Updates International Code language referring to "Prevention Department"; replaces with "Fire Prevention Bureau"	Existing, updated CFC / MC	NA
2	Chapter 1, Division II / Sec. 103.3.1	Fire Prevention Bureau Personnel and Police	Part of the organization of the Fire prevention Bureau, carried over from the existing code, citing authority of fire code officials.	Existing, CFC / MC	NA
3	Chapter 1 Div II Sec. 104.10	Fire Investigations	Existing language from the 2010 California Fire Code, with minor word changes for clarity, citing authority to investigate.	Existing, CFC / MC	NA
4	Chapter 1/ Division II Sec.108	Board of Appeals	Base code appeal sections, deleted to allow for local appeals sections below.	Deleted	NA
5	Chapter 1/ Division II. Sec 109.4	Violation Penalties	Completes the IFC section 109 by describing violations of the code as a misdemeanor, consistent with current language. Minor section number change	Existing, CFC / MC	NA
6	Chapter 1/ Division II Sec. 114.1.1 through 114.1.8	Building and Fire Code Board of Appeals	Readopts existing local provisions for a joint Building and Fire Code Board of appeals. Companion section to California Building Code Section 113.	Existing, CFC / MC,	NA
7	Chapter 3 / Section 308.1.4	Open Flame cooking devices	Deleted and new sections added below as in the 2010 adoption,	Existing, MC	NA
8	Chapter 3 / Section 308.1.4.1	Open Flame cooking Devices	Existing section in the local code, again amending the CFC. IFC 308.1.4, which prohibited charcoal barbeques on most apartment patio's and decks within 10 feet of any combustible element, a section that is unenforceable. Not adopted by the state.	MC / Existing	NA
9	Chapter 3 / Section 308.1.4.1	Liquefied- petroleum gas fueled cooking devices.	Amends the section to allow standard sized (5 gallon) propane barbeques on apartment decks / balconies.	MC / Existing	NA
10	Chapter 3/ Section 317.1.1	Rooftop Gardens and Landscaped Roofs	Moves the Fire Department standard prohibiting vegetated roofs in the High Fire Hazard areas to Chapter 3,	New	Y

11	Chapter 4	Emergency Planning and Preparedness	As in 2010, this chapter not adopted either locally or at the state level. Chapter 4 conflicts with or duplicates state regulations (Title 19) in several sections; has additional requirements in conflict with or not desirable under local conditions.	Deleted	NA
12	Chapter 5 / Section 503.1 through 503.5.2	Fire Apparatus Access Roads	Amends the access sections to meet existing local requirements of 20 feet in width for commercial and 16 feet in width for residential to within 150 feet of exterior walls. Minor changes to the exceptions allowed for the 150 foot requirement, adding language to #1 that maintains current local standards for grade, cross slope turning radius and dead ends.	Existing, CFC / MC, minor revisions	Yes
13	Chapter 5 / 503.5.1.1 and 503.5.1.2	Secured Gates and barricades	One section amended, one added to the access roadways, dealing with the closure of certain roadways due to fire danger. Minor revisions to the "tampering" with locked gates section and the new section prohibits parking vehicles in a manner that blocks closed gates.	Existing MC	Yes?
14	Chapter 5 / Section 505.1.1	Premise Identification, Mixed use occupancy	Refers to local municipal code section 8.04.030 regarding mixed use occupancy signs to clarify that they are required in both existing and new construction.	Existing MC	Yes
15	Chapter 5 / Section 505.3	Directory	Maintains the existing requirement for a project directory when required by the fire code official. Minor wording changes.	Existing MC	Yes
16	Chapter 5 / Section 507.through 507.5.6	Required Water Supply	The basic fire flow requirements of Chapter 5 were adopted by the state, along with Appendix B of the International; Code. The state then leaves local jurisdictions to either use Appendix B or any "approved method" without further definition. These sections outline the locally approved method and are a readoption of our existing fire-flow requirements for new construction.	Existing MC	Yes
17	Chapter 9 / Section 903.2.20	Automatic Fire Sprinkler Systems	The California Fire Code provisions in Chapter 9 are less stringent than our existing requirements, in some cases allowing for assembly occupancies up to 12,000 square feet without sprinklers. Changes in Chapter 9 are similar to changes we made in 2007 when we amended to code with local sprinkler requirements, both commercial and later, residential. Once again this year the state divided sprinkler requirements and assigned residential sprinklers to the 2013 California Residential Code. We therefore moved our own residential sprinkler requirements to that code, under Section R313. Our commercial requirements remain in this chapter of both the Fire and Building Codes.	Existing MC, CFC, CBC & Cal. Residential Code	Yes
18	Chapter 9 / Section 907.2.30	Fire Alarm Detection Systems	This section is a minor revision of our existing requirement for an automatic detection fire alarm in mixed use occupancies. We first	Existing, MC, CFC	Yes

			authored this section in response to the proliferation of residential units above commercial occupancies throughout the city. The concept is to alert the residents in the event of a fire condition in the business occupancies below, especially at night when the business is closed.		
19	Chapter 49 / Sections 4901 through 4909.13	Requirements for Wildland Interface Areas	These sections were adopted in 2007 as Chapter 47,, which was later changed to Chapter 49. Local sections have been renumbered to match and supplement the state's adopted version of the code. Two new sections added (below) concerning landscape plants. Also added is a reference to the adoption of the 2004 Wildland Fire Plan as the City of Santa Barbara Community Wildfire Protection Plan (CWPP) in 2011.	Existing MC	Yes
20	Chapter 49/ Section 4906.1.2	Flammable Vegetation	Clarifies language about landscape plants installed without a permit and cause for removal in the HFH areas	New	NA
21	Chapter 49 Section 4907.5	Vines and Climbing ornamentals	Addresses the maintenance of existing vines and climbing plants attached to structures in the HFH areas.	New	NA
22	Chapter 56 / 5601.2	Explosives and Blasting Agents	Formerly Chapter 33, renumbered by the publisher. Limits storage by Zone, excludes most of the city. Storage is limited to the industrial zone near the airport, by permit only	Existing MC	NA
23	5601.3 and 5601.4	Fireworks, Prohibition	State law allows for "safe and sane" fireworks. Maintains the current prohibition on all fireworks within the city limits, including safe and sane. Provides for confiscation.	Existing MC	Yes
24	Municipal Code Section 8.04.030 A and B	Fire Prevention Development Standards	A) Fire Zone 2 allows for on site water and other requirements in areas where there is no municipal water supply. B) Requires the mixed use occupancy sign, which identifies the presence of dwelling units for first responders when a new building combines residential and commercial occupancies. No proposed changes.	Existing MC	Yes