

contrasting background. Directional address numbers or letters must be provided. The addresses or numbers must be visible from the street posted at a minimum height of 5 feet, 6 inches above the finished floor, must be visible from the street and must be either internally or externally illuminated in all new construction.

502.1.3 Multiple buildings on one site. Where multiple buildings on one property are accessed by the means of a private road, and the buildings cannot be viewed from the public way, a monument sign, or other signs or other approved means must be used to identify the structure. Address identification must be maintained on each of the buildings within the site.

502.1.4 Rear Addressing. When required by the chief, approved numbers or addresses must be placed on all new and existing buildings in such a position as to be plainly visible and legible from the fire apparatus road at the back of a property or where rear parking lots or alleys provide an acceptable vehicular access. Number stroke and size must comply with 502.1.

SECTION 8. BCC SECTION 7-25.901 DELETED

Belmont City Code Section 7-25.901 is repealed. The code publisher is directed to not show the section as reserved.

SECTION 9. BCC SECTION 7-25.903 AMENDED

Belmont City Code Section 7-25.903 is amended as follows:

Sec. 7-25.903 **Amendment of 2022 CBC Section 903 (Automatic Sprinkler Systems)**

Section 903 of the 2022 California Building Code is amended to read:

903.1 through 903.1.1 {CBC text not modified}

903.2 Where required. Approved automatic sprinkler systems must be installed throughout all new buildings unless the structure does not require a building permit.

Exception: Detached Group U occupancies separated from structures in accordance with Table 705.5 of the California Building Code.

903.2.1 through 903.2.10 - deleted

903.2.11 through 903.2.21 {CBC text not modified}

903.2.22 Existing buildings and structures. Proposed addition, alterations or fire repairs in existing non-sprinklered buildings over a three-year period exceeding 50% of the original gross floor area square footage must require the entire building to be installed with an automatic fire sprinkler system as follows:

1. Any additions that increase the existing gross floor area by more than 50% require the entire building to be installed with an automatic fire sprinkler system.

2. Any combination of additions, alterations and/or fire repairs to more than 50% of the existing gross building area requires the entire existing building to be installed with an automatic fire sprinkler system. For purposes of this section, alterations only apply to the building area if they increase the size of the fire area of the room or space. See the Policy Manual for further guidance.

3. Any addition, alteration or repair within a building that contains an automatic fire sprinkler system must have the automatic fire sprinkler system extended or modified to the area of proposed work.

4. Any change in use or occupancy creating a more hazardous fire or life safety condition, as determined by the Fire Code Official requires that an automatic fire sprinkler system be installed. For purposes of this section, the relative hazard category must be in accordance with table 903.2.20 based on table 1011.5 of the International Existing Building Code.

Table 903.2.22

Relative Hazard	Occupancy Class
1 (Highest Hazard)	H, L
2	I-2, I-2.1, I-3, I-4
3	A, C, E, M, R-1, R-2, R-2.1, R-4
4	B, F-1, M, S-1, R-3, R-3.1
5 (Lowest Hazard)	F-2, S-2, U

Exceptions:

1. Seismic or accessibility improvements
2. Any exemption otherwise allowable under the Fire Code, as adopted by the San Mateo Consolidated Fire Department at the discretion of the Fire Marshal.
3. Exterior improvements and work not requiring permits as provided in the Building Code.
4. Detached Group U occupancies or detached carports less than 400 square feet.
5. Work requiring only a mechanical, electrical, plumbing and/or demolition permit.
6. Group R-3.1 occupancies unless already containing a fire sprinkler system.

903.3 through 903.3.1.1.3 {CBC text not modified}

903.3.1.2 NFPA 13 sprinkler systems. Automatic sprinkler systems in Group R occupancies must be installed throughout in accordance with 903.3.1.1.

Exception:

R-3 occupancies must have an automatic sprinkler system installed in accordance with NFPA 13D.

903.3.1.2.1 through 903.3.1.2.3 {CBC text not modified}

903.3.1.3 NFPA 13D sprinkler systems. Automatic Sprinkler systems installed in one- and two-family dwellings; Group R-3; and townhouses may be installed throughout in accordance with NFPA 13D as amended in Chapter 35. NFPA 13D sprinkler systems must comply with section 903.4.2 Alarms.

903.3.2 through 903.4.1 {CBC text not modified}

903.4.2 Alarms. One approved audible and visual devices must be connected to every automatic sprinkler system at an approved location. The sprinkler water-flow alarm devices must be activated by waterflow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system must actuate the building fire alarm system.

903.4.3 through 903.5 {CBC text not modified}

SECTION 10. BCC SECTION 7-25.905 AMENDED

Belmont City Code Section 7-25.905 is amended as follows:

Sec. 7-25.905 Amendment of 2022 CBC Section 905 (Standpipe Systems)

Section 905 of the 2022 California Building Code is amended to read:

905.1 through 905.3 {CBC text not modified}

905.3.1 Height. {CBC text not modified}

1. {CBC text not modified}
2. Buildings that are more than 2 stories in height.
3. {CBC text not modified}
4. {CBC text not modified}

Exceptions: 1 – 6.2 {CBC text not modified}

905.3.2 through 905.11 {CBC text not modified}

SECTION 11. BCC SECTION 7-25.907 AMENDED

Belmont City Code Section 7-25.907 is amended as follows:

Sec. 7-25.907 **Amendment of 2022 CBC Section 907 (Fire Alarm and Detection Systems)**

Section 907 of the 2022 California Building Code is amended to read:

907.1 through 907.1.5 {CBC text not modified}

907.1.6 Fire Alarm Certification. New fire alarm systems must be UL-Certified. A Certificate of Completion and other documentation as listed in NFPA 72 must be provided for all new fire alarm system installations. It is the responsibility of the building owner or owner's representative to obtain and maintain a current and valid Certificate. The protected premise must be issued a UUFX type certification from Underwriters Laboratories (UL).

907.1.6.1 Posting of Certificate. The UL certificate required in section 907.1.6 must be posted in a durable transparent cover within 3 feet of the fire alarm control panel within 45 days of the final acceptance test/inspection.

907.2 through 907.8 {CBC text not modified}

SECTION 12. BCC SECTION 7-25.1009 AMENDED

Belmont City Code Section 7-25.1009 is amended as follows:

Sec. 7-25.1009 **Amendment of 2022 CBC Section 1009 (Accessible Means of Egress)**

Section 1009 of the 2022 California Building Code is amended to read:

1009.1 through 1009.3.3 Exception 6 {CBC text not modified}

1009.3.4 Convenience Stair. Convenience stairs in buildings 4 or more stories in height that are not required as exits must be limited to connect only 2 floors.

1009.4 through 1009.12 {CBC text not modified}

SECTION 13. BCC SECTION 7-32 AMENDED

Belmont City Code Section 7-32 is amended to read:

Sec. 7-32 **2022 California Residential Code Adopted**

The building standards in the 2022 California Residential Code (CRC), California Code of Regulations, Title 24, Part 2.5, adopting the 2021 International Residential Code of the International Code Council with necessary California amendments, is adopted by reference as the Residential Code of the City of Belmont, California. A copy of 2022 CRC must be maintained on file in the office of the City Clerk.

1. In new unit construction.
2. When additions, alterations or repairs are made to an existing building or structure.
3. When any change in use or occupancy occurs creates a more hazardous fire/life safety condition as determined by the Fire Code Official

Exceptions:

1. In an existing building or structure without an ARFS, additions, alterations, and repairs that when combined over a three year period total 50% or less the original floor area. For purposes of this exception, only alterations that increase the size of the fire area of the room or space are counted. See the San Mateo Consolidated Fire Department Fire Policy Manual for further guidance.
2. Seismic or accessibility improvements;
3. Any exemption required by law or otherwise allowable under the Fire Code as determined by the Code Official.
4. Exterior improvements and work not requiring permits as provided in the Building Code.
5. Detached Group U occupancies or detached carports less than 400 square feet.
6. Work requiring only a mechanical, electrical, plumbing and/or demolition permit.
7. Group R-3.1 occupancies unless already containing a fire sprinkler system.
8. An accessory dwelling unit to a single- or two family dwelling provided all of the following are met:
 - 8.1 The unit meets the definition of Accessory Dwelling Unit in Government Code Section 65852.2
 - 8.2 The existing primary residence does not have automatic fire sprinklers.
 - 8.3 The detached unit does not exceed 1,200 square feet.
 - 8.4 The unit is on the same lot as the primary residence.

R313.1.1 NFPA 13D sprinkler systems. Automatic Sprinkler systems installed in one- and two-family dwellings; Group R-3; and townhouses may be installed throughout in accordance with NFPA 13D as amended in Chapter 44. NFPA 13D sprinkler systems must comply with section R313.1.2 Alarms.

R313.1.2 Alarms. One approved audible and visual devices must be connected to every automatic sprinkler system at an approved location. The sprinkler water-flow alarm

devices must be activated by waterflow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system must actuate the building fire alarm system.

R313.2 –R313.2.1 deleted.

R313.3 through R313.3.8.2 {CRC text not modified}

SECTION 18. BCC SECTION 7-35.R319 AMENDED

Belmont City Code Section 7-35.R319 is amended to read:

Sec. 7-35.R319 Amendment to 2022 CRC Section R313 (Site Address)

Section R319 of the 2022 California Residential Code is amended to read:

SECTION R319 SITE ADDRESS

R319.1 Address identification. New and existing buildings must have approved 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 must contrast with their background. Address numbers must be Arabic numerals or alphabet letters. The numbers must be either internally or externally illuminated in all new construction and in all alterations greater than 50% of the original structure. Numbers must be as follows:

1. Minimum of ½ inch stroke by 6 inches high.
2. When the structure is 36 to 50 feet from the street or fire department access a minimum ½ inch stroke by 9 inches high is required.
3. When the structure is more than 50 feet from the street or fire apparatus access, a minimum of 1 inch stroke by 12 inches high is required.

R319.1.1 Multi-tenant buildings. Numbers or letters must be designated on all occupancies within a building. Size must be ½ inch stroke by 4 inches high and on a contrasting background. Directional address numbers or letters must be provided. The addresses or numbers must be visible from the street posted at a minimum height of 5 feet, 6 inches above the finished floor, must be visible from the street and must be either internally or externally illuminated in all new construction.

R319.1.2 Multiple buildings on one site. Where multiple buildings on one property are accessed by the means of a private road, and the buildings cannot be viewed from the public way, a monument sign, or other signs or other approved means must be used to identify the structure. Address identification must be maintained on each of the buildings within the site.

R319.1.3 Rear addressing. When required by the chief, approved numbers or addresses must be placed on all new and existing buildings in such a position as to be plainly visible

and legible from the fire apparatus road at the back of a property or where rear parking lots or alleys provide an acceptable vehicular access. Number stroke and size must comply with CBC 505.1.

SECTION 19. BCC SECTION 7-35.R902 AMENDED

Belmont City Code Section 7-35.R902 is amended to read as follows:

Sec. 7-35. R902 Amendment to 2022 CRC Section R902 (Fire Classification)

Section R902 of the 2022 California Residential Code is amended to read:

R902.1 through R902.1.1 {CRC text not modified}

R902.1.2 Roof coverings in all other areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, must be a fire-retardant roof covering that is at least Class B.

R902.2.1.3 through R902.4 {CRC text not modified}

SECTION 20. BCC SECTION 7-42 AMENDED

Belmont City Code Section 7-42 is amended to read as follows:

Sec. 7-42 2022 California Electrical Code Adopted

The building standards in the 2022 California Electrical Code (CEC), California Code of Regulations, Title 24, Part 3, adopting the 2020 National Electrical Code of the National Fire Protection Associations with necessary California amendments, is adopted by reference as the Electrical Code of the City of Belmont, California. A copy of 2022 CEC must be maintained on file in the office of the City Clerk.

SECTION 21. BCC SECTION 7-43 AMENDED

Belmont City Code Section 7-43 is amended to read as follows:

Sec. 7-43 Administrative Provisions

The administrative provisions in 2022 California Building Code, Chapter 1, Division II as adopted and amended by Section 7-24, govern the administration of the Belmont Electrical Code.

SECTION 22. BCC SECTION 7-52 AMENDED

Belmont City Code Section 7-52 is amended to read as follows:

Sec. 7-52 2022 California Mechanical Code Adopted

The building standards in the 2022 California Mechanical Code (CMC), California Code of

Sec. 7-65.T104.5 Amendment of 2022 CPC Table 104.5 (Plumbing Permit Fees)

Table 104.5 of the 2022 California Plumbing Code is amended to read:

Table 104.5. Plumbing permit fees are as set forth on the City's Master Fee Schedule.

SECTION 32. BCC SECTION 7-65.609.10.2 AMENDED

Belmont City Code Section 7-65.609.10.2 is amended to read:

Sec. 7-65.609.10.2 Addition of Section 609.11.2 to 2022 CPC

Section 609.11.2 is added to the 2022 California Plumbing Code to read:

609.11.2 Section 609.11 applies to all occupancies including HCD 1 and 2.

SECTION 33. BCC SECTION 7-70 AMENDED

Belmont City Code Section 7-70 is amended to read:

Sec. 7-70 Ratification of San Mateo Consolidated Fire Department Fire Code

San Mateo Consolidated Fire Department Ordinance 2022-001 “Establishing The San Mateo Consolidated Fire Department Fire Code By Adopting The 2021 International Fire Code With The 2022 California Fire Code Amendments And the 2021 International Wildland Urban Interface Code with Local Findings And Modification” adopting the 2022 California Fire Code with local amendments and the 2021 International Wildland Urban Interface Code with local amendments as the Fire Code for the joint powers authority is hereby ratified by the City of Belmont in accordance with Health and Safety Code Section 13869.7 and applies throughout the city.

SECTION 34. SEVERABILITY.

If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held by a court of competent jurisdiction to be invalid, such a decision does not affect the validity of the remaining portions of this Ordinance. The City Council of the City of Belmont declares that it would have passed this Ordinance and each section or subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

SECTION 35. EFFECTIVE DATE.

This Ordinance takes effect and will be enforced 30 days after its adoption.

* * *

The City Council of the City of Belmont, California introduced the foregoing ordinance, on November 22, 2022 and adopted the ordinance at a regular meeting held on January 10, 2023 by the following vote:

Ayes: McCune, Latimerlo, Pang-Maganaris, Hurt, Mates

ATTEST:

City Clerk

Mayor

APPROVED AS TO FORM:

City Attorney