

2. When the structure is thirty-six (36) to fifty (50) feet from the street or fire district access a minimum of one-half inch (1/2") stroke by nine inches (9") high is required.
3. When the structure is more than fifty (50) feet from the street or fire apparatus access, a minimum of one inch (1") stroke by twelve inches (12") high is required.

502.1.2 Multi -Tenant Buildings. Numbers or letters shall be designated on all occupancies within a building. Size shall be one-half inch (1/2") stroke by four inches (4") high and on a contrasting background. Directional address numbers or letters shall be provided. Said addresses or numbers shall visible from the street posted at a minimum height of 5 feet, 6 inches (5' 6") above the finished floor, shall be visible from the street and shall 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 shall be used to identify the structure. Address identification shall be maintained on each of the buildings within the site.

502.1.4 Rear Addressing. When required by the chief, approved numbers or addresses shall 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 shall comply with 502.1.

SECTION 9. BCC SECTION 7-25.901 ADDED

Belmont City Code Section 7-25.901 is added as follows:

Sec. 7-25.901 Amendment of 2019 CBC Section 901 (General)

Section 901 of the 2019 California Building Code is amended to read:

901.1 through 901.6.3 {CBC text not modified}

901.6.3.2 Records Reporting. Fire detection, alarm and extinguishing systems, shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Non-required fire protection systems and equipment shall be inspected, tested, and maintained or removed. All inspection, testing and maintenance reports shall be forwarded to the Fire Department using electronic media to the designated third party as assigned in the Policy Manual. Paper (hard copy) reports are not permitted.

901.6.4 through 901.7 {CBC text not modified}

SECTION 10. BCC SECTION 7-25.903 AMENDED

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

Sec. 7-25.903 Amendment of 2019 CBC Section 903 (Automatic Sprinkler Systems)

Section 903 of the 2019 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 shall be installed throughout all new buildings unless the structure does not require a building permit.

Exception: Detached Group U occupancies or carports less than 400 square feet.

903.2.1 through 903.2.10 - deleted

903.2.11 through 903.2.20 {CBC text not modified}

903.2.21 Existing buildings and structures. An automatic fire sprinkler (AFS) system must be installed throughout an existing building and structure as follows:

1. When additions, alterations or repairs are made to an existing building or structure.
2. When any change in use or occupancy occurs that creates a more hazardous fire/life safety condition as determined by the Fire Code Official. For purposes of this section, the relative hazard category shall be in accordance with table 903.2.21 based on table 1012.4 of the International Existing Building Code.

Table 903.2.21

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. In an existing building or structure without an AFS, 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.

903.3 through 903.3.1.1.2 {CBC text not modified}

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

Exception:

R-3 occupancies shall 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 shall be permitted to be installed throughout in accordance with NFPA 13D as amended in Chapter 35. NFPA 13D sprinkler systems shall also 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 shall be connected to every automatic sprinkler system at an approved location. Such sprinkler water-flow alarm devices shall 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 shall actuate the building fire alarm system.

903.4.3 through 903.5 {CBC text not modified}

SECTION 11. BCC SECTION 7-25.905 AMENDED

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

Sec. 7-25.905 Amendment of 2019 CBC Section 905 (Standpipe Systems)

Section 905 of the 2019 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 – 7 {CBC text not modified}

905.3.2 through 905.3.11 {CBC text not modified}

SECTION 12. BCC SECTION 7-25.907 AMENDED

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

Sec. 7-25.907 Amendment of 2019 CBC Section 907 (Fire Alarm and Detection Systems)

Section 907 of the 2019 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 shall be UL-Certified. A Certificate of Completion and other documentation as listed in NFPA 72 shall 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 shall be issued a UUFEX type certification from Underwriters Laboratories (UL).

907.1.6.1 Posting of Certificate. The UL certificate required in section 907.1.6 shall 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 13. BCC SECTION 7-25.909 REPEALED

Belmont City Code Section 7-25.909 is repealed.

SECTION 14. BCC SECTION 7-25.1009 AMENDED

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

Sec. 7-25.1009 **Amendment of 2019 CBC Section 1009 (Accessible Means of Egress)**

Section 1009 of the 2019 California Building Code is amended to read:

1009.1 through 1009.3 Exception 9 {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 shall be limited to connect only 2 floors.

1009.4 through 1009.12 {CBC text not modified}

SECTION 15. BCC SECTION 7-25.1505 REPEALED

Belmont City Code Section 7-25.1505 is repealed.

SECTION 16. BCC SECTION 7-32 AMENDED

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

Sec. 7-32 **2019 California Residential Code Adopted**

The building standards in the 2019 California Residential Code (CRC), California Code of Regulations, Title 24, Part 2.5, adopting the 2018 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 2019 CRC shall be maintained on file in the office of the City Clerk.

SECTION 17. BCC SECTION 7-33 AMENDED

Belmont City Code Section 7-33 is amended to read as follows:

Sec. 7-33 **2019 CRC Appendix Chapters Adopted**

(a) The following Appendix Chapters of the 2019 California Residential Code are adopted: Appendix Chapters K (Sound Transmission) and V (Swimming Pool Safety Act).

(b) The remaining Appendix Chapters are not adopted unless adopted by a state agency for application to occupancies subject to that agency's jurisdiction.

SECTION 18. BCC SECTION 7-34 AMENDED

Belmont City Code Section 7-34 is amended to read as follows:

Sec. 7-34 **2019 CRC Chapter 1, Division II Adopted with Amendments**

(a) Except for the sections set forth in subsection (b), the requirements reproduced in Chapter 1, Division II of the 2019 California Residential Code are adopted by reference, and govern the administration of the Belmont Residential Code. References to model codes in the adopted sections shall mean the corresponding California Codes as adopted by the City of

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 shall be permitted to be installed throughout in accordance with NFPA 13D as amended in Chapter 44. NFPA 13D sprinkler systems shall also comply with section R313.1.2 Alarms.

R313.1.2 Alarms. One approved audible and visual devices shall be connected to every automatic sprinkler system at an approved location. Such sprinkler water-flow alarm devices shall 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 shall actuate the building fire alarm system.

R313.2 – deleted.

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

SECTION 21. BCC SECTION 7-35.R319 AMENDED

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

Sec. 7-35.R319 Amendment to 2019 CRC Section R313 (Site Address)

Section R319 of the 2019 California Residential Code is amended to read:

**SECTION R319
SITE ADDRESS**

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

1. Minimum of one-half inch (1/2") stroke by six inches (6") high.
2. When the structure is thirty-six (36) to fifty (50) feet from the street or fire department access a minimum of one-half inch (1/2") stroke by nine inches (9") high is required.
3. When the structure is more than fifty (50) feet from the street or fire apparatus access, a minimum of one-inch (1") stroke by twelve inches (12") high is required.

R319.1.1 Multi-tenant buildings. Numbers or letters shall be designated on all occupancies within a building. Size shall be one-half inch (1/2") stroke by four inches (4") high and on a contrasting background. Directional address numbers or letters shall be provided. Said addresses or numbers shall be visible from the street posted at a minimum height of 5 feet, 6 inches (5' 6") above the finished floor, shall be visible from the street and shall 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 shall be used to identify the structure. Address identification shall be maintained on each of the buildings within the site.

R319.1.3 Rear addressing. When required by the chief, approved numbers or addresses shall 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 shall comply with 505.1.

SECTION 22. 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 2019 CRC Section R902 (Fire Classification)

Section R902 of the 2019 California Residential Code is amended to read:

R902.1 through R902.1.2 {CRC text not modified}

R902.1.3 Roof coverings in all other areas. The entire roof covering of every existing

SECTION 31. BCC SECTION 7-63 AMENDED

Belmont City Code Section 7-63 is amended to read as follows:

Sec. 7-63 2019 CPC Appendix Chapters Adopted

(a) The following Appendix Chapters of the 2019 California Plumbing Code are adopted: (none).

(b) The remaining Appendix Chapters are not adopted unless adopted by a state agency for application to occupancies subject to that agency's jurisdiction.

SECTION 32. BCC SECTION 7-64 AMENDED

Belmont City Code Section 7-64 is amended to read as follows:

Sec. 7-64 2019 CPC Chapter 1, Division II Adopted with Amendments

(a) Except for the sections set forth in subsection (b), the requirements reproduced in Chapter 1, Division II of the 2019 California Plumbing Code are adopted by reference, and govern the administration of the Belmont Plumbing Code. References to model codes in the adopted sections shall mean the corresponding California Codes as adopted by the City of Belmont.

(b) The following sections of Chapter 1, Division II of the 2019 California Plumbing Code are not adopted unless adopted by a state agency: 101, 102.1, 103.2, and 106.2.

SECTION 33. BCC SECTION 7-65 AMENDED

Belmont City Code Section 7-65 is amended to read:

Sec. 7-65 Numbering of Amendments to 2019 CPC

The 2019 California Plumbing Code is amended as provided in Sections 7-65.T104.5 and 7-65.609.10. The number to the right of the decimal point in these sections corresponds to the section in the 2019 California Plumbing Code that is amended.

SECTION 34. BCC SECTION 7-65.T104.5 ADDED

Belmont City Code Section 7-65 T104.5 is added to read:

Sec. 7-65.T104.5 Amendment of 2019 CPC Table 104.5 (Plumbing Permit Fees)

Table 104.5 of the 2019 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 35. 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 609.10.2 to 2019 CPC

Section 609.10.2 is added to the 2019 California Plumbing Code to read:

609.10.2 Section 609.10 shall apply to all occupancies including HCD 1 and 2.

SECTION 36. 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 2019-002 “Establishing The San Mateo Consolidated Fire Department Fire Code By Adopting The 2018 International Fire Code With The 2019 California Fire Code Amendments And Local Findings And Modification” adopting the 2019 California Fire 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 shall apply through the city.

SECTION 37. BCC SECTION 7-71 AMENDED

Belmont City Code Section 7-71 is amended to read as follows:

Sec. 7-71 Enforcement of fire and panic safety regulations.

The San Mateo Consolidated Fire Department (SMCFD), exercising the powers of the Belmont Fire Protection District in accordance with the joint exercise of powers agreement between the City of San Mateo, the City of Foster City/Estero Municipal Improvement District and the Belmont Fire Protection District, is designated the fire authority for the City of Belmont. The enforcement of the fire and panic safety regulations for all occupancies in the California Fire Code as adopted with local amendments by SMCFD is delegated to the chief of SMCFD in accordance with Health and Safety Code Sections 13146(a)(1) and 13869.7(h)(1)(A).

SECTION 38. 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 shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of Belmont hereby 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 39. EFFECTIVE DATE.

This Ordinance shall take effect and will be enforced thirty (30) days after its adoption.

* * *

The City Council of the City of Belmont, California introduced the foregoing ordinance, on November 12, 2019 and adopted the ordinance at a regular meeting held on December 10, 2019 by the following vote:

Ayes: Mates, Lieberman, Stone, McCune, Hurt

ATTEST:

City Clerk

Mayor

APPROVED AS TO FORM:

City Attorney