

ORDINANCE NO. NS-2883

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF SANTA ANA AMENDING CHAPTERS 8 AND 14 OF
THE SANTA ANA MUNICIPAL CODE REGARDING THE
DEFINITION OF A HIGH-RISE STRUCTURE/BUILDING

THE CITY COUNCIL OF THE CITY OF SANTA ANA DOES ORDAIN AS
FOLLOWS:

SECTION 1. The City Council of the City of Santa Ana hereby finds, determines,
and declares as follows:

- A. Prior to municipal amendment of the 2013 California Building Code, the definition of high-rise building is "any building of any type of construction or occupancy having floors used for human occupancy located more than 75 feet above the lowest floor level having building access".
- B. Historically and locally, the high-rise building definition was established at 55 feet above the lowest floor level having building access due primarily to previous reach limitations of fire apparatus such as ladders to this level or height. This revised definition has been traditionally carried over for the past several code cycles including the last code cycle authored by the Orange County Fire Authority (OCFA). It maintained the revised definition in part to simplify the transition of the City to OCFA and to encourage consistency of said high-rise building definition in all of Orange County. The amendment was not based on topographic, geologic, or climatic provisions that is allowed and required of any code amendment by the California Building Standards Commission.
- C. Building codes and building technology continue to evolve affording increases in passive and active life safety provisions. Automated fire suppression systems, smoke control, fire-rating of assemblies, and compartmentalization are but a few elements that make buildings safer to occupy, egress, and ingress by fire personnel to fight fires. Additionally, firefighting methods and fire technology continue to also advance. This joint progression is what allows the building code to be amended back to the State Fire Marshal's minimum of classifying high-rise buildings per the original adopted code language of 75 feet above the lowest floor level having building access.
- D. In the International Building Code, the nation's model code and on which the California Building Code is based; high-rise is also defined at 75 feet. Reverting back to the original code language benefits development in not having to impart code criteria that is developed for taller structures.

SECTION 2. Article II of Chapter 8 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 8-97. High rise buildings (Section 202, Section 403).

(a) Section 202 Definitions are added and/or revised as follows:

APPROACH-DEPARTURE PATH. The flight path of the helicopter as it approaches or departs from the landing pad.

EMERGENCY HELICOPTER LANDING FACILITY (EHLF). A landing area on the roof of a building that is not intended to function as a heliport or helistop but is capable of accommodating fire or medical helicopters engaged in emergency operations.

High-rise structure. Every building of any type of construction or occupancy having floors used for human occupancy located more than 75 feet above the lowest floor level having building access (see Section 403), except buildings used as hospitals as defined in the Health and Safety Code Section 1250.

SAFETY AREA. A defined area surrounding the landing pad which is free of obstructions.

TAKEOFF AND LANDING AREA. The combination of the landing pad centered within the surrounding safety area.

(b) Section 403 is amended to read as a follows:

Sec. 403. High-rise buildings and group I-2 occupancies having occupied floors located more than 75 feet above the lowest level of fire department vehicle access.

(c) Section 403.1 is amended to read as a follows:

403.1 Applicability. New high-rise buildings and group I-2 having occupied floors located more than 75 feet above the lowest level of fire department vehicle access and new group I-2 occupancies having occupied floors located more than 75 feet above the lowest level of fire department vehicle access shall comply with Sections 403.2 through 403.6.

(d) Section 403.1.1 is amended to read as a follows:

1. "High-rise building" means every building of any type of construction or occupancy having floor used for human occupancy located above 75 feet

above the lowest floor level having building access, except buildings used as hospitals as defined by the Health and Safety Code Section 1250.

SECTION 3. Article I of Chapter 14 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 14-30. – Fire Protection Systems (Chapter 9).

(a) Section 907.2.13 High-rise buildings is hereby revised as follows:

High-rise buildings and Group I-2 occupancies having occupied floors located more than 75 feet above the lowest level of fire department vehicle access. High-rise buildings and Group I-2 occupancies having occupied floors located more than 75 feet above the lowest level of fire department vehicle access shall be provided with an automatic smoke detection system in accordance with Section 907.2.13.1, a fire department communication system in accordance with Section 907.2.13.2 and an emergency voice/alarm communication system in accordance with Section 907.6.2.2.

(b) Section 907.6.3.2 High-rise buildings is hereby revised as follows:

High-rise buildings and Group I-2 occupancies having occupied floors located more than 75 feet above the lowest level of fire department vehicle access, a separate zone by floor shall be provided for all of the following types of alarm-initiating devices where provided:

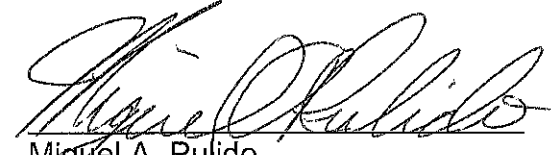
1. Smoke detectors.
2. Sprinkler water-flow devices.
3. Manual fire alarm boxes
4. Other approved types of automatic detection devices or suppression systems.

SECTION 4. Pursuant to the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines, the adoption of this ordinance is exempt from CEQA review pursuant to 14 California Code of Regulations section 15061(b)(3), which is applicable if it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment. As a result, a Notice of Exemption will be filed upon adoption of this ordinance.


SECTION 5. If any section, subsection, phrase, or clause of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, phrase or clause thereof

irrespective of the fact that any one or more sections, subsections, phrases, or clauses be declared invalid or unconstitutional.

ADOPTED this 1st day of September, 2015.


Miguel A. Pulido
Mayor

APPROVED AS TO FORM:
Sonia Carvalho, City Attorney

By: 
Lisa Storck
Assistant City Attorney

AYES: Councilmembers: Amezcuca, Benavides, Martinez, Pulido, Reyna, Sarmiento, Tinajero (7)

NOES: Councilmembers: None (0)


ABSTAIN: Councilmembers: None (0)

NOT PRESENT: Councilmembers: None (0)

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, MARIA D. HUIZAR, Clerk of the Council, do hereby attest to and certify that the attached Ordinance No. NS-2883 to be the original ordinance adopted by the City Council of the City of Santa Ana on September 1, 2015 and that said ordinance was published in accordance with the Charter of the City of Santa Ana.

Date: 9/9/2015


Clerk of the Council
City of Santa Ana