

ORDINANCE NO. 1061

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, DELETING CHAPTER 8.28 AND AMENDING OTHER SPECIFIED CHAPTERS OF TITLE 15 OF THE COACHELLA MUNICIPAL CODE (BUILDINGS AND CONSTRUCTION) TO ADOPT THE 2013 EDITIONS OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 24, AND RELATED CODES WITH SELECTED APPENDICES AND AMENDMENTS. CITY INITIATED. *(Second Reading)*

WHEREAS, pursuant to California Government Code Section 50022.1 et. seq. the City of Coachella the City ("City") may adopt by reference the California Building Standards Code, 2013 Edition as provided in Title 24 of the California Code of Regulations and other model codes; and

WHEREAS, the California Building Standards Commission ("Commission") recently adopted the 2013 Edition of the California Building Standards Code; and

WHEREAS, California Health and Safety Code Section 17958.7 and 18941.5 authorize cities to adopt the California Building Standards Code with modifications determined to be reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS, the City desires to adopt the California Building Standards Code and other model codes with the necessary amendments to assure the Codes are tailored to the particular safety needs of the City as required by its unique climatic, geological and topographical conditions; and

WHEREAS, the City's Building Official has recommended that changes and modifications be made to the California Building Standards Code, and have advised that certain changes and modifications to said Code are reasonably necessary due to local conditions within the City and have further advised that the remainder of the said changes and modifications are of an administrative or procedural nature, or concern themselves with subjects not covered by the Code, or are reasonably necessary to safeguard life and property within the City; and

WHEREAS, the City's Building Official has also recommended that changes and modifications be made to the California Building Standards Code, which are necessary for administrative clarification and to establish administrative standards for the effective enforcement of the building standards of the City of Coachella and do not modify a building standard pursuant to California Health & Safety Code Section 17958, 17958.7, and/or 18941.5; and

WHEREAS, the City Council held a public hearing on November 13, 2013 at which time all interested persons had the opportunity to appear and be heard on the matter of adopting the Codes as amended herein; and

WHEREAS, the City published notice of the aforementioned public hearing pursuant to California Government Code Section 6066; and

WHEREAS, any and all other legal prerequisites relating to the adoption of this Ordinance have occurred.

NOW, THEREFORE, the City Council of the City of Coachella does ordain as follows:

SECTION 1. AUTHORITY.

The City Council enacts this Ordinance under the authority granted to the City as follows:

A. California Government Code Section 50022 et seq. authorizes the City to adopt by reference the California Building Standards Code and authorizes the City to adopt other uniform codes by reference;

B. California Health & Safety Code Section 17958.7 and 18941.5 authorize the City to adopt the California Building Standards Code with modifications determined to be reasonably necessary because of local climatic, geological or topographical conditions

SECTION 2. FINDINGS.

To the extent that changes and modifications to the 2013 California Building Standards Code in this ordinance are deemed more restrictive than the building standards contained in the 2013 California Building Standards Code, thus requiring that findings be made pertaining to local climatic, geological, or topographical conditions to justify such modifications, the City Council hereby finds and determines as follows:

A. Geological Conditions:

1. The highly corrosive soils conditions found in the City of Coachella will cause the failure of foundations placed for the support of structures. There is also a concern with the existing on site water retention flood control the city enforces due to the fact that the city is approximately seventy feet below sea level.

(Applicable to Amendments to Sections 105.2., J107, J109 of the 2013 California Building Code)

2. The soil materials in the City contain high levels of sulfate. This creates the necessity of adopting restrictions and regulations pertaining to the placement and protection of all concrete placed within the city which will or may come into contact with alkaline soils containing sulfates. The soils in the City are also highly expansive, leading to a high probability of liquefaction.

(Applicable to Amendments to Sections 1904.1, 1910.1, J107.4 of the 2013 California Building Code)

3. The San Andreas Fault runs along the North East boundary of the City of Coachella, and is capable of producing future earthquakes, likely accompanied by the occurrence of fires, and the disruption of traffic flow. The fault has an extensive history of activity – including the 1989 Loma Prieta earthquake (6.9 magnitude) and the 1979 Imperial, Brawley earthquake (6.5 magnitude). The occurrence of a seismic event would cause damage to buildings and negatively impact any rescue or fire suppression activities because such an event is likely to create obstacles such as fallen trees, street lights and utility poles, and greatly impact the response time for emergency and fire service workers to reach an incident scene. With the probability of strong aftershocks there exists a need to provide increased protection for anyone on upper floors of buildings.

(Applicable to the addition of Section 1613.7, 1614, 1614.1, 1614.1.1, 1614A.1.8, 1614A.1.12, 1908.1.17, and 3403.5 to the 2013 California Building Code)

4. Section 3403.5 is also added to comply with F.E.M.A. and its building repair program.

B. Climatic Conditions:

1. The City annually experiences extended periods of high temperatures with little or no precipitation. Hot, dry (Santa Ana) winds, which may reach speeds of 70 M.P.H. or greater are also common to the area. These climatic conditions cause extreme drying of vegetation and common building materials. Frequent periods of drought and low humidity add to the fire danger. This predisposes the area to large destructive fires (conflagration). In addition to directly damaging or destroying buildings, these fires also disrupt utility services throughout the area. Obstacles generated by strong winds, such as fallen trees, street lights and utility poles, and the requirement to climb 75 feet vertically up flights of stairs will greatly impact the response time to reach an incident scene. Additionally, there is a significant increase in the amount of wind force at 60 feet above the ground. Use of aerial type fire fighting apparatus above this height would place rescue personnel at increased risk of injury.

(Applicable to amendments to Section 903.2, 903.2.1.1, 903.2.1.2, 903.2.1.3, 903.2.1.4, 903.2.2, 903.2.3, 903.2.6, 903.2.8, and 903.2.9.1 of the 2007 California Building Code and 2007 California Fire Code)

C. Other modifications in this Ordinance are of an administrative or procedural nature which are necessary for administrative clarification and to establish administrative standards for the effective enforcement of building standards in the City of Coachella, or are reasonably necessary to safeguard life and property within the City of Coachella, and do not modify a building standard pursuant to California Health & Safety Code Section 17958, 17958.7, and/or 18941.5.

SECTION 3. Chapters 8.28, 15.04, 15.08, 15.12, 15.16, 15.20, 15.24, and 15.32 of the City of Coachella Municipal Code are hereby repealed in their entirety.

SECTION 4. Chapters 15.04, 15.08, 15.12, 15.16, 15.20, 15.24 and 15.32 are hereby added to the Code of the City of Coachella to read as follows:

CHAPTER 15.04 ADMINISTRATION

Sections:

- | | |
|------------------|---|
| 15.04.010 | Adoption of Appendix Chapter 1 of the California Building Code |
| 15.04.020 | Amendments to Appendix Chapter 1 of the California Building Code |
| 15.04.010 | Adoption of Appendix Chapter 1 of the California Building Code. |

Except as provided in this chapter, the certain building code known and designated as the 2013 California Building Code (CBC) Appendix Chapter 1, as adopted by the State of California, based on the 2012 International Building Code as published by the International Code Council, shall become the administrative provisions of the City Coachella for regulating the construction, erection, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use and occupancy and maintenance of all buildings and/or structures in the City. Chapter 1 of the 2013 California Building Code will be on file for public examination in the offices of the Building Official.

15.04.020 Amendments to Appendix Chapter 1 of the California Building Code.

A. “Section 105.1 Required.” is amended to read as follows.

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The City of Coachella requires a building permit for the following projects:

1. Hardscape work including concrete flatwork, patio slabs, and pavers.
2. New driveways made of concrete, pavers, grass-crete or comparable permeable or impermeable surfaces.
3. Removal and repair of existing masonry walls for the purpose of installation of gates and driveways.
4. Tent structures and canvas shade structures and coverings over 200 square feet, unless exempt as part of a Special Event Permit.
5. Metal storage sheds and containers in excess of 120 square feet.
6. Re-surfacing and re-striping of existing parking lots.

105.1(a) Prohibited Block Walls: Notwithstanding the provisions of the 2013 California Building Code, the City shall prohibit post-tension masonry walls.

B. “Section 105.2 Work exempt from permit”, Items 2, 4, and 6 under “Building” are hereby deleted and replaced in their entirety as follows:

2. Fences conforming to design requirements of Title 17 of this Code, not exceeding a height of 2 feet (610 mm).

4. Retaining walls that are not over 2 feet (610 mm) in height measured from the top of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.

6. Sidewalks in the side or rear yard not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.

C. The “Electrical” provision of Section 105.2 is hereby amended to read as follows:

Electrical:

1. Listed cord and plug connected temporary decorative lighting.

Reinstallation of attachment plug receptacles, but not the outlets therefore.

3. Repair or replacement of branch circuit overcurrent devices, listed for the use, of the required capacity in the same location.

4. Installation or maintenance of communications wiring, devices, appliances, apparatus or equipment.

5. Installation or replacement of equipment such as lamps and of electrical utilization equipment approved for connection to suitable permanently installed receptacles, Replacement of flush or snap switches, fuses, lamp sockets, and receptacles, and other minor maintenance and repair work, such as replacing worn cords and tightening connections on a wiring device.

6. The process of manufacturing, testing, servicing, or repairing electrical equipment or apparatus.

C. Section 105.2 Work exempt from permit, is amended by adding thereto language to read as follows:

Grading:

See Appendix J, Section J103.2 Exemptions, for work exempt from grading permits.

D. Section 113, Board of Appeals is hereby amended to read as follows:

Section 113 BOARD OF APPEALS

113.1 General. For all occupancies not provided for under the authority provided in the California Building Code (CBC), (California) Chapter 1, Section 108.8, an appeals board shall be created, and the appeals board shall be applicable for all buildings and structures within the City of Coachella.

113.2 Definition. The following term shall, for the purpose of this section, have the meaning shown.

ACCESSIBLE APPEALS BOARD. The board of the city which is authorized by the governing body of the city to hear appeals brought by any person regarding action taken by the building department of the city in enforcement of the authority to grant exceptions to the standards and specifications contained in California Health and Safety Code section 19957. (Note: The establishment of this board is pursuant to Health and Safety Code 19957.5)

113.3 Appeals Board Defined. The Housing Appeals Board, Accessible Appeals Board, and the Local Appeals Board shall be for the purposes of this code and may be one in the same and shall be referred to herein throughout this code as the Appeals Board.

113.4 Qualifications. In addition to the qualifications established in CBC Section 108.8.1, at least two members shall be physically disabled, if the Appeals Board is to hear appeals relating to accessibility issues pursuant to CBC, (California) Chapter 1, Section 109.1.5 (*Special conditions for persons with disabilities requiring appeals action ratification; Pursuant to Health and Safety Code 19957.5*)

E. Section 114.4, Violation penalties, is hereby amended to read as follows:

114.4 Violation penalties. Any person, firm or corporation violating any of the provisions, regulations, requirements, additions, amendments and/or deletions of this code is guilty of a misdemeanor and the penalty for such a misdemeanor shall be as set forth in Chapter 3.48.090 of the City of Coachella Municipal Code.

CHAPTER 15.08

BUILDING CODE

Sections:

15.08.010	Adoption of Building Code
15.08.020	Enforcement
15.08.030	Amendments to the Building Code

15.08.010 Adoption of Building Code.

Except as amended in this chapter, those certain building codes known and designated as the 2013 California Building Code (CBC), including Appendix Chapters 1, C, G, I, and J as adopted by the State of California, based on the 2012 International Building Code as published by the International Code Council, except as amended herein, shall become the building code of the City of Coachella for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings and/or structures in the City. The 2013 California Building Code and its adopted appendices and amendments will be on file for public examination in the offices of the Building Official.

15.08.020 Enforcement.

Pursuant to California Building Code, (California) Chapter 1, Section 111.2.1.1, the delegated enforcement official responsible for the enforcement of the building standards relating to fire and panic safety and other regulations of the State Fire Marshal as they relate to Group R, Division 3 Dwellings shall be the Building Official.

15.08.030 Amendments to the California Building Code.

A. Automatic Sprinkler Systems.

1. Section 903.2 of the California Fire Code is deleted in its entirety and replaced with the following:

903.2 Where required. In all new buildings and structures which are 3,600 square feet or greater an approved automatic sprinkler system shall be provided regardless of occupancy classification. Where the California Fire Code is requiring more restrictive requirements in Sections 903.2.1, 903.2.1.1, 903.2.1.2, 903.2.1.3, 903.2.1.4, 903.2.1.5, 903.2.2, 903.2.3, 903.2.4, 903.2.5, 903.2.5.2, 903.2.6, 903.2.7, 903.2.8, 903.2.9, 903.2.10, 903.2.11.6, 903.2.16, 903.2.18, the more restrictive requirement shall take precedence. The following exceptions in the California Fire Code shall not be allowed:

- a. Exception in Section 903.2.3
- b. Exception in Section 903.2.6
- c. Exception in Section 903.2.11.3

One- and two-family dwellings shall have an automatic fire sprinkler system regardless of square footage in accordance with the California Residential Code. Fire sprinkler systems shall be installed in mobile homes, manufactured homes and multifamily manufactured homes with two dwelling units in accordance with Title 25 of the California Code of Regulations.

B. Section 1904.1 is hereby amended by adding thereto Section 1904.1.1 and 1904.1.2 to read as follows:

1904.1.1 Type of cement. All concrete used in floor slabs where floor slab is supported by earth or fill of any kind and all concrete used in footings, foundations, curbs, gutters, sidewalks, driveways and walls supporting or retaining earth or fill shall contain only sulfate resistant Type V. Portland cement. Portland cement concrete shall be composed of not less than four hundred seventy (470) pound (five sacks) of Portland cement per cubic yard of concrete, except that any concrete containing an approved water reducing admixture, used in accordance with the manufacturer's recommendations shall contain not less than four hundred eighteen (418) pound (4.5 sacks) of Portland cement per cubic yard of concrete.

C. Section 1910.1 is hereby amended by adding thereto Section 1910.1.1 and 1910.1.2 to read as follows:

1910.1.1 Base course required. A base course shall be provided beneath the concrete floor slab of any structure consisting of at least a four inch thickness of a limited capillarity material. Base course shall be either clean graded gravel or crushed rock. Material shall pass a two inch sieve and be retained in a one-fourth inch sieve.

1910.1.2 Expansion protection for slab. A two-inch layer of dry washed sand shall be placed on top of the base course under of a ten (10) mil thick water-proof membrane. This waterproof membrane shall be placed on top of the base course under all slabs to provide for expansion protection for concrete.

D. Section 3402.1, Definitions, is hereby amended by adding thereto the following definition to read as follows:

Substantial Structural Damage. A condition where:

1. In any story, the vertical elements of the lateral-force-resisting system, have suffered damage such that the lateral load-carrying capacity of the structure in any direction has been reduced by more than 20 percent from its pre-damaged condition, or

2. The capacity of any vertical gravity load-carrying component, or any group of such components, that supports more than 30 percent of the total area of the structure's floor(s) and roof(s) has been reduced more than 20 percent from its pre-damaged condition, and the remaining capacity of such affected elements with respect to all dead and live loads is less than 75 percent of that required by the building code for new buildings of similar structure, purpose, and location.

E. Section 3403 is amended by adding thereto Section 3403.5 to read as follows:

3403.5 Repairs. Repairs of structural elements shall comply with this section.

3403.5.1 Seismic evaluation and design. Seismic evaluation and design of an existing building and its components shall be based on the following criteria.

3403.5.1.1 Evaluation and design procedures. The seismic evaluation and design shall be based on the procedures specified in the building code, ASCE 31 *Seismic Evaluation of Existing Buildings* (for evaluation only) or ASCE 41 *Seismic Rehabilitation of Existing Buildings*.

F. Section G101.5 is hereby added to Appendix G, FLOOD-RESISTANT CONSTRUCTION, to read as follows:

G101.5 Administration and Enforcement. For the purpose of the administration and enforcement of this Appendix G, Flood-Resistant Construction, the Building Official shall mean the City Director of Public Works or their designated representative.

G. Appendix J, GRADING, is hereby amended as follows:

1. Section J101.3 is hereby added to read as follows:

J101.3 Administration and Enforcement. For the purpose of the administration and enforcement of this Appendix Chapter, Grading, the Building Official shall mean the City Director of Public Works or their designated representative.

2. The “Exception” in Section J104.3 is hereby amended to read as follows:

Exception: A soils report is not required where the building official determines that the nature of the work applied for is such that a report is not necessary.

3. Section J107.4 is hereby amended by adding thereto Section J107.4.1 to read as follows:

J107.4.1 Using alkaline fill soil. Soils or materials which may have an alkali or sulfate content shall not be relocated, placed or used as fill at any location within the city unless a test sample of the soil is first obtained under the direction of the department of building and tests conducted by an approved testing agency indicates that the alkali or sulfate content of the soil sample does not exceed the amount in the natural soil at the location where the fill is to be placed. The director of building may waive the test sample requirements for good cause.

4. Section J109.5 is hereby added to read as follows:

J109.5 Drainage Devices.

J109.5.1 Minimum gradients. Except on slopes, drainage devices shall be constructed with minimum gradients as follows: Poured in place cement concrete construction – 0.5%; Shotcrete concrete construction – 0.5%; Asphaltic concrete pavement – 1.0%; Soils swales – 0.5%; Pipes – 0.4%.

J109.5.2 Slopes. Drainage devices constructed on slopes shall have a minimum gradient of five percent (5.0%). Such drainage devices shall be constructed of shotcrete or poured in

place concrete with suitable reinforcement. Closed piping, unpaved swales and Asphaltic concrete drainage structures shall not be used for slope drainage.

J109.5.3 Erosion prevention. Drainage devices shall be constructed to convey drainage to an established private or public watercourse, channel, storm drain or public street, and shall be designed to prevent erosion.

J109.5.4 Device design. Drainage devices conveying water to the public streets shall drain over driveway approaches, through curb drains, through sidewalk culverts, or through non-concentrated sheet flow over the curb as designated by the City Engineer.

CHAPTER 15.12 ELECTRICAL CODE

15.12.010 Adoption of the Electrical Code

Except as provided in this chapter, the 2013 California Electrical Code, including Annex Chapters A, B, C, D, E, F, and G as adopted by the State of California, based on the 2012 National Electrical Code as published by the National Fire Protection Association (NFPA), shall become the Electrical Code of the City of Coachella, regulating all installation, arrangement, alteration, repair, use and other operation of electrical wiring, connections, fixtures and other electrical appliances on premises within the City. The California Electrical Code is on file for public examination in the office of the Building Official.

15.12.020 Amendments to the California Electrical Code

The 2013 Edition of the California Electrical Code is hereby adopted with no amendments.

CHAPTER 15.16 MECHANICAL CODE

15.16.010 Adoption of the Mechanical Code

Except as provided in this chapter, the 2013 California Mechanical Code, including Appendix Chapters 1 and Appendices A, B, C, and D as adopted by the State of California, based on the 2012 Uniform Mechanical Code as published by the International Association of Plumbing and Mechanical Officials (IAPMO), shall be and become the Mechanical Code of the City of Coachella, regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance of heating, ventilating, cooling, refrigeration systems, incinerators and other miscellaneous heat producing appliances. The California Mechanical Code is on file for public examination in the office of the Building Official.

15.16.020 Amendments to the California Mechanical Code

The 2013 Edition of the California Mechanical Code is hereby adopted with no amendments.

CHAPTER 15.20 PLUMBING CODE

15.20.010 Adoption of the Plumbing Code

Except as provided in this chapter, the 2013 California Plumbing Code, including Appendix Chapters 1, A, B, D, G, I and K as adopted by the State of California, based on the 2012 Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials (IAPMO), shall be and become the Plumbing Code of the City of Coachella, regulating erection, installation, alteration, repair, relocation, replacement, maintenance or use of plumbing systems within the City. The California Plumbing Code will be on file for public examination in the office of the Building Official.

15.20.020 Amendments to the California Plumbing Code

The 2013 Edition of the California Plumbing Code is hereby adopted with no amendments.

CHAPTER 15.24 FIRE CODE

Sections:

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|------------------|------------------------------------|
| 15.24.010 | Adoption of the Fire Code |
| 15.24.020 | Express Findings |
| 15.24.030 | Amendments to the Fire Code |

15.24.010 Adoption of the Fire Code

Except as provided in this chapter, the California Fire Code, Title 24, Part 9, 2013 Edition, (CFC), is adopted in its entirety including Chapter 1, Division II, Appendix Chapters B, C, E, F, G and H, and those Chapters amended by the Office of the State Fire Marshal, and noted below, based on the 2012 International Fire Code as published by the International Code Council (ICC), except as amended herein, shall become the “Fire Code” of the City of Coachella, establishing the minimum requirements consistent with nationally recognized good practice for providing a reasonable level of life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises and to provide safety to firefighters and emergency responders during emergency operations within the City. The California Fire Code is on file for public examination in the office of the Building Official.

15.24.020 Expressed Findings

The Fire Department hereby finds that the proposed amendments to the Fire Code are reasonable and necessary because of local climactic, geologic and topographical conditions within the City of Coachella. This finding is supported and based upon the following express findings which address each of these conditions and present the local situation which make the proposed amendments necessary.

1. The climate weather patterns within the City of Coachella include frequent periods of drought and low humidity adding to the fire danger. Fire season can be year-round in this region.
2. During the summer months the dry winds and existing vegetation mix to create a hazardous fuel condition which has resulted in large loss vegetation and structure fires. Summer temperatures exceeding one hundred twenty degrees (120°), and severe “Santa Ana” winds frequently occur and can move a fire quickly throughout areas of the City. Multiple shifting wind patterns throughout the canyon areas add to the difficulty in suppressing fires.
3. Because of weather patterns, the City of Coachella has experienced a need for water conservation. Due to the storage capacities and consumption, and a limited amount of rainfall (drought conditions), future water allocation is not fully dependable. While sound management of the water resources is possible, demands and possible critical depletions on an already stressed water supply can most assuredly be predicted.
4. Features located throughout the City of Coachella are major roadways, highways, freeways and flood control channels which create barriers and slow response times. Other unique factors which create barriers and slow response times are the multiple canyons located within the large country clubs.
5. The City of Coachella has within its boundaries active seismic hazards. Seismic activity within the District occurs yearly and a fire potential exists with these active faults. Existing structures and planned new development are at serious risk from an earthquake. This risk includes fire, collapse and the disruption of water supply for firefighting purposes. Areas can also become isolated as a result of bridge, overpass and road damage and debris.
6. Structures in close proximity to each other pose an exposure problem which may cause a fire to spread from one structure to another as well as to the wildland area.
7. For practical and cost reasons, many new structures are built of wood construction. Many existing structures also have wood shake roofs. The potential for a conflagration exists due to the design and density of current structures.

8. Electrical supply and telephone communication failures occur due to high winds as well as others reasons. Water supply pumps and early notification cannot always be counted on.
9. Narrow and winding streets with little circulation and streets designed as storm drains impede emergency vehicle access and evacuation routes.

California Health and Safety Code Section 17958.7 requires that the modification or change be expressly marked and identified as to which each finding refers. Therefore the City Council finds that the following table sets forth the 2013 California Fire Code sections that have been modified and the associated local climatic, geological and/or topographical conditions described above supporting the modification.

Code Section	Expressed Findings
103.4.2	Administrative
104.3.2	Administrative
104.12	Administrative
109.4	Administrative
202	Administrative
308.1.6.3	1,2,3,6,7
404.2	Administrative
503.1.1	1-9
503.2.2	1-9
503.3	1-9
503.7	1-9
504.1	1-9
507.5.5	1-9
507.5.7	1-9
507.5.8	1-9
508.1	1-9
606.10.1.2	4,5,9
903.2	1-9
903.3.5.3	Admin + 1-9
3204.2.1	Admin + 1-9
4904.3	Administrative
B105.2	Admin + 1-9
C102.1	Admin + 1-9
App. Ch. D	Administrative
App. Ch. I	Administrative
App. Ch. J	Administrative
App. Ch. K	Administrative

15.24.030 Amendments to the Fire Code

DEFINITIONS. Section 202 of the California Fire Code is amended to add the following definitions:

CALIFORNIA FIRE CODE. The 2013 Fire Code part of the California Building Standard Code, also known as California Code of Regulations, Title 24, Part 9.

CALIFORNIA RESIDENTIAL CODE. California Code of Regulations, Title 24, Part 2.5.

FIRE CHIEF. The Fire Chief of Riverside County or the Fire Chief's designee.

FIRE PROTECTION ENGINEER. A professional engineer with the education and experience to understand the engineering problems related to safeguarding life and property from fire and fire-related hazards, to identify, evaluate, correct or prevent present or potential fire and fire related panic hazards in buildings, groups of buildings, or communities, and to recommend the arrangement and use of fire resistant building materials and fire detection and extinguishing systems, devices, and apparatus in order to protect life and property.

HAZARDOUS FIRE AREA. Private or public land not designated as state or local fire hazard severity zone (FHSZ) which is covered with grass, grain, brush or forest and situated in a location that makes suppression difficult resulting in great damage. Such areas are designated on Hazardous Fire Area maps filed with the office of the Fire Chief.

SKY LANTERN. *An airborne lantern typically made of paper, Mylar, or other lightweight material with a wood, plastic, or metal frame containing a candle, fuel cell, or other heat source that provides buoyancy.*

C. General Authority and Responsibilities.

A new Section 103.4.2 is added to Section 103.4 of the California Fire Code to read as follows:

103.4.2 Cost Recovery. Fire suppression, investigation, rescue or emergency medical costs are recoverable in accordance with Health and Safety Code Sections 13009 and 13009.1, as amended. Additionally, any person who negligently, intentionally or in violation of law causes an emergency response, including, but not limited to, a traffic accident, spill of toxic or flammable fluids or chemicals is liable for the costs of securing such emergency, including those costs pursuant to Government Code Section 53150, et seq, as amended. Any expense incurred by the Riverside County Fire Department for securing such emergency shall constitute a debt of such person and shall be collectable by Riverside County in the same manner as in the case of an obligation under contract, express or implied.

1. A new Section 104.3.2 is added to Section 104.3 of the California Fire Code to read as follows:

104.3.2. Authority of the Fire Chief and Fire Department.

1. The Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the City Council.

2. The Fire Chief is authorized to administer, interpret and enforce this ordinance. Under the Fire Chief's direction, the City of Coachella Fire Department is authorized to enforce ordinances of Riverside County pertaining to the following:

- a. The prevention of fires.
- b. The suppression or extinguishment of dangerous or hazardous fires.
- c. The storage, use and handling of hazardous materials.
- d. The installation and maintenance of automatic, manual and other private fire alarm systems and fire extinguishing equipment.
- e. The maintenance and regulation of fire escapes.
- f. The maintenance of fire protection and the elimination of fire hazards on land, in buildings, structures and other property, including those under construction.
- g. The maintenance of means of egress.
- h. The investigation of the cause, origin and circumstances of fire and unauthorized releases of hazardous materials.

3. The following persons are hereby authorized to interpret and enforce the provisions of this ordinance and to make arrests and issue citations as authorized by law:

- a. The Unit Chief, Peace Officers and Public Officers of the California Department of Forestry and Fire Protection.
- b. The Fire Chief, Peace Officers and Public Officers of the Riverside County Fire Department.
- c. The Police Chief and any Police Officer of any city served by the Riverside County Fire Department.
- d. Officers of the California Highway Patrol.
- e. Code Officers of the City of Coachella Code Enforcement Department.
- f. Peace Officers of the California Department of Parks and Recreation.
- g. The law enforcement officer of the Federal Bureau of Land Management.

4. A new Section 104.12 is added to Section 104 of the California Fire Code to read as follows:

104.12 Authority of the Fire Chief. Except upon National Forest Land, the Fire Chief is authorized to determine and announce the closure of any hazardous fire area or portion thereof. Any closure by the Fire Chief for a period of more than fifteen (15) calendar days must be approved by the Board of Supervisors and/or City Council, whichever has jurisdiction, within fifteen (15) calendar days of the Fire Chief's original order of closure. Upon such closure, no person shall go in or be upon any hazardous fire area, except upon the public roadways and inhabited areas. During such closure, the Fire Chief shall erect and maintain at all entrances to the closed area sufficient signs giving notice of closure. This section shall not prohibit residents or owners of private property within any closed area, or their invitees, from going in or being

upon their lands. This section shall not apply to any entry, in the course of duty, by a peace officer, duly authorized public officer or fire department personnel.

4. *Section 109.4 of the California Fire Code is not adopted.*

D. OPEN FLAMES

Section 308.1.6 of the California Fire Code is amended to add the following new section:

Section 308.1.6.3 Sky Lanterns or similar devices. The ignition and/or launching of a Sky Lantern or similar device is prohibited.

Exception: Upon approval of the fire code official, sky lanterns may be used as necessary for religious or cultural ceremonies providing that adequate safeguards have been taken as approved by the fire code official. Sky Lanterns must be tethered in a safe manner to prevent them from leaving the area and must be constantly attended until extinguished.

E. Fire Safety and Evacuation Plans.

Section 404.2 of the California Fire Code is amended to add the following:

16. Windowless buildings having an occupant load of fifty (50) or more.

F. Fire Apparatus Access Roads.

Section 503 of the California Fire Code is adopted in its entirety with the following amendments:

1. *Section 503.1.1 of the California Fire Code is amended to add the following exception:*

Exception: Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.

2. *Section 503.2.2 of the California Fire Code is hereby amended to read as follows:*

503.2.2 Authority. *The fire code official shall be the only authority authorized to designate fire apparatus access roads, fire lanes and modify the minimum fire lane access widths for fire or rescue operations.*

3. *Section 503.3 of the California Fire Code is deleted in its entirety and replaced with the following:*

503.3 Marking. *Fire apparatus access roads, where required, shall be identified by curbs painted red on both the top and face along the entire length of the fire apparatus access road. Where no curbs exists or a rolled curb is installed, a six (6) inch wide red strip shall be applied the full length of the fire apparatus access road or approved posted signs shall be installed in accordance with the Riverside County Fire Department Standards.*

Exception: On school grounds this requirement shall be implemented as approved by the fire code official.

4. *A new Section 503.7 is added to Section 503 of the California Fire Code to read as follows:*

503.7 Loading areas and passenger drop-off areas. On private properties, where fire apparatus access roads are utilized for loading or unloading or utilized for passenger drop-off or pick-up, an additional eight (8) feet of width shall be added to the minimum required width for the fire apparatus access road.

G. ACCESS TO BUILDING OPENINGS AND ROOFS

1. Section 504.1 of the California Fire Code is amended to add the following language to the end of the first paragraph:

Where ground ladder access is the only means to reach the highest point on the building, the finished grade on all exterior sides of buildings shall be flat and free of any obstructions that would interfere with ground ladder placement. This distance from the building to finished grade shall be determined by the Fire Chief.

H. FIRE PROTECTION WATER SUPPLIES

1. *Section 507.5.5 of the California Fire Code is amended to add the following language:*

507.5.5 Clear Space Around Hydrants. A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants, *Fire Department connections, exterior fire protection system control valves, or any other exterior fire protection system component that may require immediate access*, except as otherwise required or approved.

2. *A new Section 507.5.7 is added to Section 507 of the California Fire Code to read as follows:*

507.5.7 Fire hydrant size and outlets. Fire hydrant size and outlets shall be required as determined by the fire code official.

1. Residential Standard—one (1) four (4) inch outlet, and one (1) two and one half (2 ½) inch outlet.

2. Super Hydrant Standard—one (1) four (4) inch outlet, and two (2) two and one half (2 ½) inch outlet.

3. Super Hydrant Enhanced—two (2) four (4) inch outlet, and one (1) two and one half (2 ½) inch outlet.

3. *A new Section 507.5.8 is added to Section 507 of the California Fire Code to read as follows:*

507.5.8 Fire hydrant street marker. Fire hydrant locations shall be visually indicated in accordance with Riverside County Fire Department Std. 06-11. Any hydrant marker damaged or removed during the course of street construction or repair shall be immediately replaced by the contractor, developer, or person responsible for the removal or damage.

I. **FIRE COMMAND CENTER**

1. Section 508.1 of the California Fire Code is amended as follows:

Where required by other sections of this code and in all buildings classified as high-rise buildings by the California Building Code, *and buildings greater than 300,000 square feet in area*, and Group I-2 occupancies having occupied floors located more than 75 feet above the lowest level of fire department vehicle access, a fire command center for fire department operations shall be provided and shall comply with Sections 508.1 through 508.1.5.

2. Section 508.1.3 of the California Fire Code is amended to add the following Exception as follows:

Exception: *When solely required due to building area greater than 300,000 square feet, the fire command center shall be a minimum of 96 square feet (9 m²) with a minimum dimension of 8 feet (2438 mm)*

3. Section 508.1.5 of the California Fire Code is amended to add the following Exception as follows:

Exception: *When solely required due to building area greater than 300,000 square feet, the fire command center shall comply with NFPA 72 and contain features 5, 8, 10, 12, 13 & 14. All other features shall be provided only when the building contains the respective system/functionality.*

J. **Mechanical Refrigeration.**

1. Section 606.10.1.2 of the California Fire Code is amended to read as follows:
606.10.1.2 Manual operation. When required by the fire code official, automatic crossover valves shall be capable of manual operation. *The manual valves shall be located in an approved location immediately outside of the machinery room, in a secure metal box or equivalent and marked as Emergency Controls.*

K. **Automatic Sprinkler Systems.**

1. Section 903.2 of the California Fire Code is deleted in its entirety and replaced with the following:

903.2 Where required. In all new buildings and structures which are 3,600 square feet or greater an approved automatic sprinkler system shall be provided regardless of occupancy classification. Where the California Fire Code is requiring more restrictive requirements in Sections 903.2.1, 903.2.1.1, 903.2.1.2, 903.2.1.3, 903.2.1.4, 903.2.1.5, 903.2.2, 903.2.3, 903.2.4, 903.2.5, 903.2.5.2, 903.2.6, 903.2.7, 903.2.8, 903.2.9, 903.2.10, 903.2.11.6, 903.2.16, 903.2.18, the more restrictive requirement shall take precedence. The following exceptions in the California Fire Code shall not be allowed:

- a. Exception in Section 903.2.3
- b. Exception in Section 903.2.6
- c. Exception in Section 903.2.11.3

One- and two-family dwellings shall have an automatic fire sprinkler system regardless of square footage in accordance with the California Residential Code. Fire sprinkler systems shall be installed in mobile homes, manufactured homes and multifamily manufactured homes with two dwelling units in accordance with Title 25 of the California Code of Regulations.

2. *Section 903.3.5.3 of the California Fire Code is added as follows:*

903.3.5.3 Hydraulically calculated systems. *The design of hydraulically calculated fire sprinkler systems shall not exceed 90% of the water supply capacity.*

L. Designation of High-Piled Storage areas.

A new Section is added to Section 3204.2 of the California Fire Code to read as follows:

3204.2.1 Minimum requirements for client leased or occupant owned warehouses. Designs of an automatic sprinkler system for client leased or occupant owned buildings containing high pile storage shall be based on the requirements of NFPA 13. The responsible fire protection engineer shall perform a survey of the building to determine commodity classification, storage configuration, building height and other information related to the development of an appropriate sprinkler system design. The fire protection engineer shall also make reasonable efforts to meet with the building owner or operator to understand seasonal or customer related fluctuations to the stored commodities, storage height, and configuration. The sprinkler design shall be based on the most demanding requirements determined through the onsite survey and discussions with the building owner or operator. The technical report shall describe the basis for determining the commodity and sprinkler design selection, how the commodities will be isolated or separated, and include referenced design document(s), including NFPA 13 or the current applicable factory mutual data sheets. If a specific fire test is used as the basis of design, a copy of the fire test report shall be provided at the time of plan review.

M. Fire Hazard Severity Zones.

A new Section is added to Section 4904 of the California Fire Code to read as follows:

4904.3 High Fire Hazard Severity Zone Maps. In accordance with Government Code Sections 51175 through 51189, Very High Fire Hazard Severity Zones are designated as shown on a map titled Very High Fire Hazard Severity Zones, dated April 8, 2010 and retained on file at the office of the Fire Chief and supersedes other maps previously adopted by Riverside County designating high fire hazard areas.

Section 6. APPENDICES TO CALIFORNIA FIRE CODE. The appendices to the California Fire Code are adopted in their entirety except as to the following: A.

Appendix B.

Exception 1 of Section B105.2 is amended to read as follows:

Exception 1: A reduction in required fire-flow of up to 50 percent, as approved, is allowed when the building is provided with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (5678 L/min) for the prescribed duration as specified in Table B105.1.

B. Appendix C.

1. *Section C102.1 Fire hydrant locations is amended to read as follows:* Fire hydrants shall be provided at *street intersections* and along required fire apparatus access roads and adjacent public streets.

C. Appendix D. Appendix D shall not be adopted.

D. Appendix I. Appendix I shall not be adopted

E. Appendix J. Appendix J shall not be adopted.

F. Appendix K. Appendix K shall not be adopted.

CHAPTER 15.32 EXISTING BUILDING CODE

15.32.010 Adoption of the Existing Building Code.

Except as provided in this chapter, the California Existing Building Code Appendix A-1 based on the 2012 International Existing Building Code, as adopted by the State of California, as published by the International Code Council (ICC), shall become the Existing Building Code of the City of Coachella for the purpose of regulating the Seismic Strengthening Provisions for Unreinforced Masonry Bearing Wall Buildings, in existing buildings in the City. The California Existing Building Code will be on file for public examination in the office of the Building Official.

15.32.020 Amendments to the Existing Building Code.

Appendix Chapter A1 (*Seismic Strengthening Provisions for Unreinforced Masonry Bearing Wall Buildings*) only, of the 2012 Existing Building Code by ICC is hereby adopted with no amendments.

SECTION 5. Effective Date. This ordinance shall take effect thirty (30) days after its adoption. Any plan check submittal made prior to January 1, 2014 shall be subject to the 2010 California Building and Fire Codes.

SECTION 6. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared unconstitutional.

SECTION 7. Certification. The City Clerk shall certify the passage of this ordinance and shall cause the same to be entered in the book of original ordinances of said City; shall make a minute passage and adoption thereof in the records of the meeting at which time the same is passed and adopted; and shall, within fifteen (15) days after the passage and adoption thereof, cause the same to be published as required by law, in a local newspaper of general circulation and which is hereby designated for that purpose.

SECTION 8. CEQA. The City Council finds that this Ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

SECTION 9. FILING. The Building Official shall transmit a copy of this Ordinance to the California Building Standards Commission, pursuant to Health and Safety Code Section 17958.7.

SECTION 10. CONFLICTING ORDINANCES REPEALED. All former ordinances or parts conflicting or inconsistent with the provisions of this Ordinance or of the codes adopted by this Ordinance and any other ordinance in conflict herewith are hereby repealed.

ORDINANCE PASSED AND APPROVED on this 11th day of December, 2013 by the following vote.

AYES:

NOES:

ABSENT:

ABSTAIN:

Eduardo Garcia
Mayor

ATTEST:

Beatrice Barajas, City Clerk

APPROVED AS TO FORM:

Carlos Campos, City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss
CITY OF COACHELLA)

I, Beatrice Barajas, City Clerk of the City of Coachella, do hereby certify that the foregoing is a full, true and correct copy of Ordinance No. 1061 adopted by the City Council of the City of Coachella at a regular meeting therefore duly held and convened on the 11th day of December, 2013.

Beatrice Barajas, City Clerk