

PROPOSED AMENDMENTS TO THE 2016 CALIFORNIA FIRE CODE

Description/Analysis

Issue: Establish a citywide fire code that prescribes requirements consistent with nationally recognized good practices to provide a reasonable level of life safety and property protection from the hazards of fire and dangerous conditions in new and existing buildings, and to provide safety to firefighters and emergency responders during emergency operations.

Policy Considerations: The proposed amendments are consistent with the city's operating principle to promote safety, livability and economic vitality.

Economic Impacts: Local amendments may be more restrictive than state requirements and may incur additional costs related to installation of fire sprinkler systems in new city buildings.

Environmental Considerations: This report concerns administrative activities that do not constitute a "project" under CEQA and the State CEQA Guidelines, California Code of Regulations, Title 14, Sections 15061(b) (3) and 15378(b) (2).

Sustainability: Not applicable

Commission/Committee Action: Staff seeks Committee's direction to complete outreach efforts and forward the amendments to the City Council for review and adoption at the TBD council meeting.

Rationale for Recommendation: As an integral part of local efforts to provide a reasonable level of life safety and property protection from the hazards of fire, and to provide safety to firefighters and emergency responders during emergency operations, the amendments provide for the adoption of the 2016 California Fire Code, the adoption of provisions of the 2015 International Fire Code not adopted by the state and related to general fire safety and enforcement, and the adoption of a regionally common set of local amendments.

Financial Considerations: The local amendments to the California Fire Code will not incur costs to the City, due in part to the cost recovery measures from operational permit and developmental service fees generated from city ordinance and the city fee schedule.

Emerging Small Business Development (ESBD): Not applicable

Background

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By state law, California's Building Standards Commission must adopt regulations concerning building and fire safety while local agencies are allowed to adopt amendments to that code for the purpose of mitigating several factors unique to their locale. In 2016, the California Building Standards Commission adopted a new California State Fire Code based on the 2015 International Fire Code (IFC). That new code will be effective on January 1, 2017. To be consistent with that implementation, the attached ordinance repeals existing city fire codes and amendments, and adopts:

- The 2016 California Fire Code (CFC);
- Provisions of the 2015 IFC that were not adopted by the state;
- Local amendments to the CFC

A copy of the 2016 California Fire Code is available for viewing at the City Clerk's Office. Those sections of the 2015 International Fire Code not adopted by the state include sections concerning local code enforcement and general fire safety (i.e. trash, vegetation, etc.). These sections are not normally adopted by the state, nor are they within the state's jurisdiction.

The local amendments were developed in cooperation with county fire agencies and are comparable to those in the proposed 2016 Sacramento County Fire Code.

This report does not provide a "strikethrough" or "working" copy of past local city amendments; instead, Attachment 2, Table 1 provides a convenient outline of the proposed changes.

Outreach included city agencies (Development Services, General Services, Utilities, Historic Preservation), and private organizations (North State Building Industry Association, Metro Chamber of Commerce, Sacramento Rental Housing Association, American Fire Sprinkler Association, Automatic Fire Alarm Association, and others).

Quick Reference: Changes to the Local Fire Code (Chapter 15.36)

Section	PROPOSED AMENDMENTS	CHANGES	Anticipated Financial/Practical Impact
104.2.1	Inspection Fire Envelope	Amendment to 2016 CFC. Already part of local ordinance.	none
104.3.2	Citations and administrative penalties	Amendment to 2016 CFC. Already part of local ordinance.	none
104.7.2.1	Contract inspector	Amendment to 2016 CFC. Already part of local ordinance.	none
104.9	Alternate materials and methods.	Allow the ability to use alternate materials and methods for local amendments.	none
105.6	Operational permits	Amends section numbering and notes those permits specifically not adopted	none
105.6.4	Carbon Dioxide Systems	Add type of permit to be issued.	none
105.6.5	Carnivals, fairs and special events	Add special events and what fees to charge	none
105.6.12	Cutting and Welding	More specific to where required.	none
105.6.13	Dry Cleaning	More specific to where required	none
105.6.19	Fruit Ripening	More specific to where required	none
105.6.25	Industrial Ovens	More specific to where required	none
105.6.30	Miscellaneous Combustible storage	More specific to where required and reduces exempt amount from 2500 cubic feet to 1500 cubic feet. (Reduction to 1500 cubic ft already part of local ordinance)	none
105.6.41	Repair Garages	More specific to where required and adds exception.	none
105.6.44	Storage of Tires, Scrap Tires and Tire Byproducts	Add "tires". Reduce storage amount from 2,500 cubic feet to 1,500 cubic feet.	none
105.6.46	Tire-rebuilding Plants	Amend to refer to section 105.6.44 for requirements.	none
105.6.47	Waste Handling	Add type of permit to be issued. More specific to where required.	none
105.6.50	Apartments	Add permit for complexes exceeding three units. Amendment to 2016 CFC. Already part of local ordinance.	none
105.6.49	Artists Live/Work	Remove from ordinance. Not feasible to inspect all and very low hazard occupancy. Has never been implemented.	none
105.6.51	Battery Systems	More specific to where required.	none
105.6.52	Daycare Facilities	Redesignated section number.	none
105.6.53	Helistops and Heliports	Redesignated section number.	none
105.6.54	Hotels and Motels	Redesignated section number.	none
105.6.55	Institutions	Redesignated section number.	none

105.6.56	Marinas	Add type of permit. No change to local ordinance.	none
105.6.56	Open Burning	Removed from ordinance. Permit is now in Fire Code and will be adopted.	none
105.6.57	Radioactive Materials	Add type of permit. No change to local ordinance.	none
105.6.58	Refrigeration Equipment	Removed from ordinance. Permit is now in Fire Code and will be adopted.	none
106.2.3	Administrative costs	Remove term “contractor” and “test” for more general application	none
108.1	Board of appeals established	Amendment to 2016 CFC. Already part of local ordinance.	none
Chapter 2 Definitions	Electronic Monitoring System	Changed (b) to less specific language to match code.	none
Chapter 2 Definitions	Private Driveway	Remove “drive” and replace with “street”	none
Chapter 2 Definitions	Qualified attendant	Amendment to 2016 CFC. Already part of local ordinance.	none
Chapter 2 Definitions	False Alarm	Amendment to 2016 CFC. Already part of local ordinance.	none
Chapter 2 Definitions	Roof access points	Moved to chapter 2 definitions from chapter 6.	none
Chapter 2 Definitions	Sloped roof	Moved to chapter 2 definitions from chapter 6.	none
Chapter 2 Definitions	Structural strong point	Moved to chapter 2 definitions from chapter 6.	none
308.1.4	Open-flame cooking devices	Not adopted. No change to local ordinance.	none
315.3.1	Ceiling clearance	Add language for clarification	none
316.7	Truss design marking.	Added section to hazards to firefighters	minor
503.1.2.1	Apparatus access for residential developments	Added title. Redesignated section number.	none
503.2.1	Dimensions	Added title to match CFC. Redesignated section number.	none
503.7- 503.7.7	Gates and Barriers	Change section numbering to be consistent with CFC; change code notation to 2016 CBC	none
505.1.1	Multiple tenant buildings	Amendment to 2016 CFC. Already part of local ordinance.	none
505.1.2	Multiple tenant spaces	Amendment to 2016 CFC. Already part of local ordinance.	none
505.1.3	Illumination	Amendment to 2016 CFC. Already part of local ordinance.	none
507.5.1	Where required	Amendment to 2016 CFC. Already part of local ordinance.	none
507.5.1.1	Hydrant for fire department connection	Reduced distance from hydrant to FDC, amended to add minimum. Added exception.	none
507.6	Fire service mains crossing property lines.	Add amendment to require an easement and maintenance agreement.	none

901.4.7	Fire control room	Section number change. Added language to give fire code official flexibility for special circumstances.	none
903.2	Where required	Amended for clarification and to more closely match CFC. Moved electronic monitoring to a separate section. Effectively, no changes to current practice.	none
903.2.11.7	Coverd floats, marinas and piers	Amendment to 2016 CFC. Already part of local ordinance.	none
903.3.1.1.2	Bathrooms	Amended to disallow use of thermal barrier in lieu of fire sprinklers	none
903.3.1.3	NFPA 13D sprinkler systems	Added language to local code because it was added to CFC	none
903.4	Sprinkler system supervision and alarms	Monitoring language was removed from 903.2 and CFC 903.4 was amended	none
907.2.3	Group E	Remove from local ordinance. CFC is more restrictive.	none
907.6.6	Monitoring	Amended current local ordinance	none
907.6.5 (A)	Branch electrical circuits	Amendment to 2016 CFC. Already part of local ordinance.	none
907.6.5 (B)	Alarm transmission	Amended to create a minimum time prior to alarm initiation	none
907.6.5 (C)	Signal interference	Amendment to 2016 CFC. Already part of local ordinance.	none
907.6.5.1	Automatic telephone dialing devices	Amendment to 2016 CFC. Already part of local ordinance.	none
Chapter 11	Existing Buildings	Exclude all sections not adopted by SFM	none
2001.3	Permits	Corrected section number	none
2001.3.1	Helicopter use permits	Corrected section number	none
2005.1.4	Fueling at rooftop heliports	Amendment to 2016 CFC. Already part of local ordinance.	none
2603.3	Notification	Amendment to 2016 CFC. Already part of local ordinance.	none
5601.2	Permit required	Changed section number to comply with CFC. Included language as written in CFC.	none
5601.2.5	Seizure of fireworks	Changed section number to match CFC	none
5704.2.14.1	Removal	Amendment to 2016 CFC. Already part of local ordinance.	none
Chapter 80	Referenced standards	Amendment to 2016 CFC. Already part of local ordinance.	none
C104.2	Existing single outlet 2 ½ inch hydrants	Amendment to 2016 CFC. Already part of local ordinance.	none
C104.3	Water mains improvements	Amendment to 2016 CFC. Already part of local ordinance.	none
C104.4	Existing hydrants	Amendment to 2016 CFC. Already part of local ordinance.	none

C104.5	Hydrant type	Amendment to 2016 CFC. Already part of local ordinance.	none
Table C105.1	Number and distribution of hydrants	Amendment to 2016 CFC. Already part of local ordinance.	none
Footnotes Table C105.1	Footnotes	Amendment to 2016 CFC. Already part of local ordinance.	none

The 2016 California Fire Code (Title 24, Part 9 of the California Code of Regulations) is proposed to be amended as set forth in this section.

Chapter 1 is amended as follows:

104.2.1 Inspection fire envelope. Any work requiring fire department inspection and approval shall have available on site an inspection fire envelope and an approved set of construction documents that allow the Fire Code Official to conveniently make the required entries thereon regarding the inspection of the work.

104.3.2 Citations and administrative penalties. The Fire Code Official may issue citations for infractions or misdemeanor violations of this Chapter in accordance with Sacramento City Code Section 1.28.020 and may issue an order imposing administrative penalties pursuant to Sacramento City Code Section 1.28.010.

104.7.2.1 Contract inspector. The Fire Code Official may require the owner or the person in possession or control of the building or premises to provide, without charge to the fire department, a special inspector (“Contract Inspector”), when the department has no technical expertise available to conduct the required inspections. The Contract Inspector shall be a qualified person who shall demonstrate his or her competence to the satisfaction of the Fire Code Official. The Fire Code Official shall establish policies and procedures to be followed by the Contract Inspector for the duration of the contracted duties.

104.9 Alternate means and methods. Amend to allow changes to City Code. The provisions of this code are not intended to prevent the installation of any material or to prohibit any method of construction not specifically prescribed by this code, provided that any such alternative has been approved. The fire code official is authorized to approve an alternate material or method of construction where the fire code official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code and these local amendments, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. Where the alternative material, design or method of construction is not approved, the fire code official shall respond in writing, stating the reasons why the alternative was not approved.

Section 105 is amended by adding the following subsections:

105.6. Required operational permits. The fire code official is authorized to issue operational permits for the operations set forth in Sections 105.6.1 through 105.6.57. All permits shall be adopted except: 105.6.4, 105.6.8, 105.6.16, 105.6.24, 105.6.27, 105.6.33, 105.6.37, 105.6.39.

105.6.4 Carbon Dioxide Systems. Add type of permit. An operational permit for compressed gases is required for carbon dioxide systems used in beverage dispensing applications having more than 100 pounds of carbon dioxide.

105.6.5 Carnivals, Fairs and Special Events. An operational permit is required to conduct a carnival, fair, or special event. Fees shall be charged in accordance with 106.2.3.

105.6.12 Cutting and Welding. An operational permit for hot work is required for fixed site hot work equipment, such as welding booths and portable hot work equipment inside a structure.

Exception: work that is conducted under a construction permit.

105.6.13 Dry Cleaning. An operational permit is required to engage in the business of dry cleaning or to change to a more hazardous cleaning solvent used in existing dry cleaning equipment in accordance with definitions in Chapter 2 for dry cleaning, dry cleaning plant, and dry cleaning systems.

105.6.19 Fruit Ripening. An operational permit is required to operate a fruit or crop ripening facility or conduct a fruit-ripening process using ethylene gas in accordance with chapter 25.

105.6.25 Industrial Ovens. An operational permit is required for ovens (industrial baking/drying) In accordance with chapter 2, definitions of furnace class a, b, c, and d, chapter 30, and NFPA 86.

105.6.30 Miscellaneous Combustible Storage. An operational permit for miscellaneous combustible storage is required in accordance with Chapter 3, 315.2, to store, in any building or upon any premises, waste material, combustible empty packing cases, pallets, boxes, barrels, or similar containers, rubber tires, rubber, cork or similar combustible material, in excess of 1,500 cubic feet gross volume.

105.6.41 Repair garages. An operational permit is required for operation of repair garages as defined in Chapter 2 and NFPA 30A.

Exception: tire mounting and rotation shall be permitted in accordance with 105.6.44 for tire storage.

105.6.44 Storage of Tires, Scrap Tires and Tire Byproducts. An operational permit is required to establish, conduct or maintain storage of tires, scrap tires and tire byproducts that exceeds 1500 cubic feet (43 m³) of total volume by scrap tires, and for indoor storage of tires and tire byproducts.

105.6.46 Tire-rebuilding plants. An operational permit is required for the operation and maintenance of a tire-rebuilding plant in accordance with 105.6.44.

105.6.47 Waste Handling. An operational permit for miscellaneous combustible storage is required for the operation of wrecking yards, junk yards and waste-handling facilities in accordance with chapter 3, sections 304 and 315.

105.6.50 Apartments. An operational permit is required for apartments and/or complexes exceeding three units.

105.6.51 Battery systems. An operational permit for refrigeration in accordance with Chapter 6 is required for the use and storage, within buildings, of battery systems having a liquid capacity of more than 50 gallons.

105.6.52 Day care facilities. An operational permit is required for a day care facility.

105.6.53 Helistops and heliports. An operational permit is required to use or operate a helistop, heliport, rooftop emergency landing area, or undesignated heli-stop.

105.6.54 Hotels and motels. An operational permit is required for the use of a hotel or motel.

105.6.55 Institutions. An operational permit is required for the use of an “institution” as defined by Title 24 of the California [Code of Regulations](#).

105.6.56 Marinas. An operational permit is required for the use of a marina.

105.6.57 Radioactive materials. An operational permit is required for the use or storage of any amount of materials capable of producing beta or gamma radiation.

106.2.3 Administrative costs. The authority having jurisdiction may bill for cost recovery for time spent at an inspection site as well as administrative costs.

108.1 Board of appeals established. In order to hear appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official.

Chapter 2, Section 202 is amended as followings:

DEFINITIONS

ELECTRONIC MONITORING SYSTEM. “Electronic monitoring system” means an approved method to electronically detect and transmit, to an approved alarm service provider’s Type A (listed) Central Station, information indicating that the automatic fire sprinkler system or electronic fire detection system has been activated and to relay the alarm to either: (a) the Sacramento Regional Fire/EMS Communications Center; or (b) An authorized/approved proprietary supervising station.

PRIVATE DRIVEWAY shall mean a private way for vehicular travel that provides access from an off-street parking area to a public or private street or roadway.

QUALIFIED ATTENDANT. “Qualified attendant” means an individual that has been trained in the proper methods of the handling, storage and dispensing of any material, product or substance regulated by the code. These shall include, but not be limited to ammonia, chlorine, cryogenic fluids, flammable and combustible liquids and gases. The attendant must be able to demonstrate to the satisfaction of the Fire Code Official that he or she possesses adequate knowledge in the subject area.

FALSE ALARM. “False alarm” has the same definition as “false fire alarm” as set forth in Sacramento City Code Section [8.38.030](#).

ROOF ACCESS POINTS. An area that does not place ladders over openings (i.e., windows or doors) and are located at strong points of building construction and in locations where it does not conflict with overhead obstructions such as tree limbs, wires, or signs.

SLOPED ROOF. For the purpose of solar photovoltaic power systems, a roof with a greater than a 2-in-12 pitch.

STRUCTURAL STRONG POINT. Bearing wall or other such suitable load bearing member.

Chapter 3 is amended as follows:

308.1.4 Open-flame cooking devices. Not adopted.

308.1.6.3 Sky lanterns. The use of sky lanterns or other similar devices is prohibited.

315.3.1 Ceiling Clearance. Storage shall be maintained 2 feet (610 mm) or more below the ceiling in nonsprinklered areas of buildings or not less than 18" (457 mm) below the level of sprinkler head deflectors throughout in sprinklered areas of buildings.

316.7 Truss design marking. Buildings where roofs are of the open, light-web truss design, shall be identified with a placard.

Chapter 5 is amended as follows:

503.1.2.1 Apparatus access for residential developments. Two fire apparatus access roads shall be provided in accordance with Sections 501 and 503 for every facility, building, subdivision, development, campus, or complex, containing 40 or more residential units within the jurisdiction.

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates that comply with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches.

Exception: The required width may be reduced in a public alleyway to not less than 16 feet, only if the alleyway does not have fire department or standpipe connections located in the alleyway.

503.7 Gates and Barriers.

503.7.1 Permit. A permit issued by the fire authority having jurisdiction is required to install any secured access gate system. Applications to install gates or barriers should be submitted to the City of Sacramento, Fire Prevention Division. Plans shall be approved by the fire authority and a permit issued prior to installation. In addition to the required plans, the following documents shall be submitted when required by the Fire Code Official:

1. Written concurrence of property owners, in the form of a notarized letter, indicating that all property owners served by the gate agree to the installation and operation.
2. A notarized "Road Maintenance Agreement" identifying the addition of the gates and operating systems.

The fire authority having jurisdiction shall inspect all gates for proper installation and operation prior to activation or use.

Exception: Private driveways serving one single-family residence are exempt from this requirement.

503.7.2 Requirements for vehicle gates.

1. All gates shall be UL 325 compliant.

2. Gates shall not be installed within a required turning radius of a fire access roadway.
3. Access for single direction traffic shall be unobstructed 16 feet wide and 13 feet 6 inches high.
4. Access for bi-directional traffic shall be unobstructed 20 feet wide and 13 feet 6 inches high.
5. Swinging gates for single direction traffic shall swing in the direction of vehicle travel.
6. Swinging gates for bi-directional traffic shall swing into the property being entered.
7. All gates shall be accessible from the driving lane nearest the edge of the street by turning radii of at least 35 feet inside and 55 feet outside. After passing through a gate, the nearest curb of any cross street shall be no less than 40 feet.

503.7.3 Operation of gates, general.

1. Electrically operated gates shall be equipped with the following approved fire department methods for entry and exit:
 - a. Key override switch (Knox[®]), and
 - b. Radio operated controller (Click2Enter[®] or other approved equipment).

Exception: Radio controlled exit may be waived by installation of a “free exit” loop.

2. Gates requiring radio-controlled access shall be provided with an approved 2-inch by 2-inch, blue, reflective marker visible to approaching traffic. It shall be located in the center of the exit gate.
 - a. Wiring for electrical gates shall be provided by AC current, underground installation. An electrical permit is required by the Sacramento Building Department.
 - b. Electrically operated gates shall fail to the open position when the power is off. They shall remain open until power is restored.
 - c. Knox[®] Company authorization forms are required for orders of key switches, boxes and padlocks. The forms may be obtained by calling the Fire Prevention Division.

503.7.4 Manual gates or barriers.

1. Manual gates or barriers may be approved on a case-by-case basis for nighttime security of business property or access to wildland property.
2. They shall be constructed in a manner that reflects good construction practices acceptable to the fire authority having jurisdiction.
3. They shall be accessible by means of an approved fire department padlock (Knox[®]) or by the installation of an approved key box (Knox[®]).
4. Approved manual gates or barriers across emergency access roadways shall be provided with an 18-gauge metal sign in the center and on both sides of the gate that shall read, "FIRE LANE-NO PARKING." Letters shall be red on a white background and be a minimum of 3 inches high with a ½-inch stroke.
5. For nighttime security only, gates to close off a fire lane, in order to minimize dumping and vandalism shall be approved with (Knox[®]) padlock access. Gates to be closed during business hours are required to be electronically operated.

503.7.5 Prohibitions.

1. No gate shall be installed where access requires the use of a proximity reader or card.
2. Direction-limiting devices, such as fixed tire spikes, are prohibited.
3. The total number of vehicle access control devices or systems, through which emergency vehicles must pass to reach any address shall not exceed one.
4. No commercial property owner shall install fences and gates where more than one gate must be opened in order to reach within 150 feet of the rear portion of any building.

503.7.6 Pedestrian gates.

1. All vehicle gates obstructing pedestrian access to a public way (street) shall have an approved pedestrian gate installed within 10 feet of the vehicle gate.
2. Gates shall be handicap accessible and comply with exit door requirements of the 2016 [California Building Code](#).
3. An approved key box (Knox[®]) shall be installed at least 48 inches above grade on the outside of the gate. It shall be provided with a key to open the pedestrian gate.
4. No pedestrian gate shall be located in the median between two vehicle gates.

503.7.7 Additional requirements. Because of the delays caused by vehicle access control devices or systems, additional fire protection requirements may be applied based on other

access limitations, such as narrow or winding streets or dead-end streets without an approved turnaround available for fire apparatus. Other than the obstruction and the reduced width controlled within this standard, no other requirement of the fire authority having jurisdiction shall be adversely affected by the placement of any vehicle access control device or system in any required fire apparatus access road. Fire department approval does not waive any requirement by other authorities having jurisdiction.

505.1.1 Multiple tenant buildings. Multiple tenant spaces serviced by vehicular access to the rear through any driveway, alleyway, or parking lot shall have numbers or addresses placed prior to occupancy on all new and existing buildings as to be plainly visible and legible from the rear access way when deemed necessary by the Fire Code Official. Multiple tenant spaces serviced by rear access through a corridor, exit court, or exit yard shall have approved numbers or addresses displayed on the rear of the tenant space, when deemed necessary by the Fire Code Official.

505.1.2 Multiple tenant spaces. Multiple tenant spaces that front on interior walkways or pedestrian malls shall have approved numbers or addresses placed over the entrance door in all new and existing buildings. An illuminated annunciator or directory board shall be required at every entrance where deemed necessary by the Fire Code Official.

505.1.3 Illumination. Addressing shall be illuminated at night in all new buildings. Signs shall be internally or externally illuminated. When the luminance or the face of a sign is from an external source, it shall have an intensity of not less than 5.0 foot-candles. Internally illuminated signs shall provide equivalent luminance. In all cases, addresses shall be readily identifiable from the nearest fire apparatus access road servicing the building.

507.5.1 Where required. Where any portion of the facility or building within the jurisdiction is more than 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the Fire Code Official.

507.5.1.1 Hydrant for Fire Department Connection. Buildings equipped with a fire department connection shall have a fire hydrant within 50 feet, but not closer than 15 feet, from the connections.

Exception: The distance shall be permitted to exceed 50 feet or be closer than 15 feet where approved in writing by the fire code official.

507.6 Fire service mains crossing property lines. Fire service mains shall not cross property lines unless a reciprocal easement and maintenance agreement is provided.

Chapter 9 is amended as follows:

901.4.7 Fire control room. An approved fire control room shall be provided for all new buildings or occupancies with a change of use, protected by an automatic fire extinguishing system. The room shall contain all system control valves, fire alarm control panels and other fire equipment required by the Fire Code Official. Fire control rooms shall be located within the building at a location approved by the Fire Code Official, and shall be provided with a means to access the room directly from the exterior. Durable signage shall be provided on the exterior side of the access door to identify the fire control room. Fire Control Rooms shall not be less than 50 square feet, unless otherwise approved in writing by the fire code official.

Exceptions:

1. Group R, Division 3 Occupancies.
2. Occupancies with a fire pump shall have a fire control room that is a minimum of 200 square feet.
3. In highrise buildings, the fire control room shall not be less than 200 square feet.

903.2 Where Required. Approved automatic sprinkler systems shall be provided in buildings and structures in the following locations:

- a. Locations described in Sections 903.2.1 through 903.2.12 of the 2016 California Fire Code.
- b. In every new building where the total floor area exceeds 3,599 square feet or greater.
- c. In every building when there is an addition to the floor area in existence on the effective date of the ordinance codified in this section of 20 percent or more within a 12 month period and the aggregate floor area of the building exceeds 3,599 square feet.
- d. In any portion of a building where there is a change of occupancy that creates a greater fire or life safety hazard, and the floor area of that portion of the building, which is changed, exceeds 3,599 square feet.

Exceptions: Detached U occupancies, and non-combustible, detached canopies open on four sides not exceeding the basic allowable square footage in CBC Table 503 used exclusively for the parking or storage of private or pleasure vehicles and noncombustible storage (includes fuel islands).

For the provisions of this section, area separation walls shall not apply to eliminate the installation of a sprinkler system.

903.3.1.1.2 Bathrooms. In group R occupancies, sprinklers shall be required in all bathrooms.

903.2.11.7 Covered floats, marinas and piers. A fire sprinkler system shall be provided for all covered floats, marinas, piers, and any/all other covered floating structures that are commercially operated and exceeds 3,599 square feet.

903.3.1.3 NFPA 13D sprinkler systems. Automatic sprinkler systems installed in one- and two-family dwellings and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D, as amended in Chapter 80, and the City of Sacramento standards. Every submittal shall

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include a full set of plans including details of type of pipe and fittings, hydraulic calculations, elevation views of all potential models if site is a master planned community and any other requested data sheets.

903.4 Sprinkler system supervision and alarms. Valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures and water flow switches on all sprinkler systems shall be electrically supervised by an electronic monitoring system.

907.6.6 Monitoring. Fire alarm systems required by this chapter or by the California Building Code shall be monitored by an approved alarm service provider's Type A (listed) Central Station as established by Sacramento Regional Fire/EMS Communication Center. The Central Station monitoring company or approved alarm service provider shall notify the authority having jurisdiction in writing, within 24 hours, of systems that are found not to be in compliance with applicable codes.

Exception: Monitoring by a supervising station is not required for:

1. Single- and multiple-station smoke alarms required by Section 907.2.11.
2. Group I-3 occupancies shall be monitored in accordance with Section 907.2.11.
3. Automatic sprinkler systems in one- and two-family dwellings.

907.6.5(A) Branch electrical circuits. When providing a fire alarm circuit in a multiple-occupancy type building (multiple metering), the circuit shall be energized from the building meter panel board. When a separate source of power (i.e., emergency generator) is provided, the fire alarm circuit shall be energized from the emergency panel board.

907.6.5(B) Alarm transmission. The activation of a fire sprinkler system, hood extinguishing system, special extinguishing system or a fire alarm/detection system shall cause the system to initiate a signal to the Central Station within 90 seconds, but not sooner than 30 seconds. Retransmission from the Central Station to the Fire Dispatch Center shall not exceed 60 seconds.

Exception: Hood extinguishing systems or special extinguishing systems installed in existing buildings without a fire alarm system need not be monitored.

907.6.5(C) Signal interference. Signal amplification shall be required to provide signal integrity at the discretion of the Fire Code Official. All costs regarding the installation, maintenance, and continuous operation of those lines of transmission shall be the responsibility of the building owner.

907.6.5.1 Automatic telephone dialing devices. Two separate telephone lines (numbers) that use Digital Alarm Communicator Transmitters (DACT) shall be provided from the protected premises to the Central Station. All costs regarding the installation, maintenance, and continuous operation of those lines shall be the responsibility of the building owner.

Chapter 11 – Existing Buildings. Sections of this chapter not adopted by the SFM are specifically excluded from these amendments.

Chapter 20 is amended as follows:

2001.3. Permits. Permits are required to operate an airport, heliport, helistop, aircraft refueling vehicle, application of flammable or combustible finishes, and hot work, and the fire code official is authorized to issue permits for these operations in accordance with the provisions in Section 105 permits.

2001.3.1 Helicopter use permits. A permit is required for any person, firm or business landing a helicopter at a site other than an approved airport or heliport as described by Federal Aviation Administration F.A.R. Part 77, for the purpose of advertising, promotions, lifting, or rides whether for public or private use. The fire code official is authorized to issue permits for these uses in accordance with the provisions in section 105 permits. In addition to any other information that the fire code official may require under Section 105.2 Application, sufficient information shall be provided to the fire code official to allow him or her to reasonably determine or assess the operational safety of the use.

2005.1.4 Fueling at rooftop heliports. Refueling at rooftop heliports, helistops or emergency landing areas is not permitted.

Chapter 26 is amended as follows:

2603.3 Notification. The Fire Code Official shall be notified in writing at least 24 hours before the structure is to be closed in connection with the utilization of any toxic or flammable fumigant. Notification shall give the location of the enclosed space to be fumigated or fogged, the occupancy, the fumigants or the insecticides to be utilized, the person or persons responsible for the operation, and the date and time at which the operation will begin. Notice of any fumigation or thermal insecticidal fogging shall be served with sufficient advance notice to the occupants of the enclosed space involved to enable the occupants to evacuate the premises.

Chapter 56 is amended by adding the following subsections:

5601.2. Permit required. Permits shall be required as set forth in Section 105.6 and regulated in accordance with this section. Permits are required for the sale and display of “Safe and Sane” approved fireworks as permitted and regulated by Chapter 8.48 of the Sacramento City Code.

5601.2.5 Seizure of fireworks. The Fire Code Official is authorized to seize, take, remove or cause to be removed at the expense of the owner all stocks of fireworks offered or exposed for sale, stored or held in violation of local, state, or federal regulations.

Chapter 57 is amended as follows:

5704.2.14.1 Removal. Tanks shall not be disassembled at the site by any means.

Chapter 80 is amended to read as follows:

NFPA - National Fire Protection Association

All NFPA Standards current as of the date of this code’s adoption shall be adopted except: 11C, 13E, 13R, 297, 473, 550, 902, 1001, 1002, 1003, 1021, 1031, 1033, 1035, 1041, 1201, 1221, 1402, 1404, 1405, 1410, 1500, 1561, 1581, 1710, 1720, 1901, 1911, 1914, 1931, 1932, 1971, 1975, 1981, 1982, 1983, 1999.

Appendix C Fire Hydrant Locations and Distribution is amended by adding the following subsections:

C104.2 Existing single outlet 2 ½ inch hydrants. Existing single outlet 2 ½ inch hydrants shall be changed to an approved steamer-style hydrant, when construction or use increases the required fire flow.

C104.3 Water main improvements. Where water main improvements are required to meet gallon per minute (GPM) flow, and the existing water main has a single 2 ½ inch outlet fire hydrant, an upgrade of hydrants is required.

C104.4 Existing hydrants. Existing hydrants affected by right-of-way improvements shall be moved to an approved location at no cost to the fire authority.

C104.5 Hydrant type. The Fire Code Official shall approve the type of fire hydrants to be installed in public right-of-way or on private property prior to any such installation under the City Utilities Standard.

Table C105.1 of Appendix C is amended to read as follows:

**TABLE NO. C105.1
NUMBER AND DISTRIBUTION OF FIRE HYDRANTS**

FIRE FLOW REQUIREMENT (gpm)^c	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS^{a, b, d, e} (Ft.)	MAXIMUM DISTANCE FROM HYDRANT TO ANY POINT ON STREET OR ROADWAY FRONTAGE (Ft.)
1750 or less	1	300	150
2000-2250	2	300	150
2500-3250	3	300	150
3500-4250	4	300	150
4500-5250	5	300	150
5500-5750	6	300	150
6000-6250	6	250	150
6500-7250	7	250	150
7500 or more	8 or more ^b	200	120

Footnotes to Table C105.1 are amended to read as follows:

- a. Reduce by 100 feet for dead-end streets or roadways.
- b. Hydrants shall be required on both sides of the street whenever one or more of the following conditions exist:
 - i. Street has a median center divider that makes access to hydrants difficult, causes a time delay or creates an undue hazard;

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- ii. There are four or more lanes of traffic;
 - iii. Width of the street is in excess of 88 feet; or
 - iv. The existing street will be widened or will have a raised median center divider installed in the future pursuant to the General Plan Roadway Improvement Plans for the City of Sacramento.
- c. One hydrant for each 1,000 gpm or fraction thereof.
 - d. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants should be provided every 1,000 feet of street to provide for transportation hazards. In addition, there shall be at least one hydrant at each intersection.
 - e. Average spacing between hydrants may be extended to 500 feet on streets serving one- and two-family dwellings.