ORDINANCE NO. O-2016-07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLACENTIA, CALIFORNIA, REPEALING CHAPTER 18.04 OF TITLE 18 AND CHAPTERS 20.03, 20.04, 20.08, 20.12, 20.16, 20.20 AND 20.56 OF TITLE 20 OF THE PLACENTIA MUNICIPAL CODE AND ADOPTING BY, REFERENCE, THE CALIFORNIA FIRE CODE, 2016 EDITION, THE CALIFORNIA BUILDING CODE, 2016 EDITION, THE CALIFORNIA RESIDENTIAL CODE, 2016 EDITION, THE CALIFORNIA PLUMBING CODE, 2016 EDITION, THE CALIFORNIA ELECTRICAL CODE, 2016 EDITION, CALIFORNIA MECHANICAL CODE, 2016 EDITION, AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE, 2016 EDITION, INCLUDING ALL APPENDICES, WITH CERTAIN AMENDMENTS, ADDITIONS AND DELETIONS THERETO, INCLUDING FEES AND PENALTIES.

City Attorney's Summary

This Ordinance repeals existing provisions of Titles 18 and 20 of the Placentia Municipal Code and adopts new standards and codes regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises in the City as well as prescribing regulations for erecting, construction, enlargement, alteration, repair, improving, removal, conversion, demolition, occupancy, equipment use, height, and area of buildings and structures. This Ordinance adopts, by reference, the California Fire Code, 2016 Edition, and codes adopted by the California Building Standards Commission, including the California Building Code, 2016 Edition, the California Residential Code, 2016 Edition, the California Green Building Standards Code, 2016 Edition; the California Plumbing Code, 2016 Edition, the California Mechanical Code, 2016 Edition, the California Electrical Code, 2016 Edition and provides for the issuance of permits and collection of fees therefor and establishing penalties for violation(s) thereof.

A. Recitals.

1. WHEREAS, pursuant to California Government Code Section 50022.1 et seq. the City of Placentia may adopt by reference the California Building Standards Code, 2016 Edition as provided in Title 24 of the California Code of Regulations and other model codes; and

2. WHEREAS, the California Building Standards Commission

("Commission") recently adopted the 2016 Edition of the California Building Standards Code; and

3. 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

4. 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

5. WHEREAS, the Orange County Fire Marshall and Building Official have 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

6. WHEREAS, the Fire Marshall and Building Official have 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 and do not modify a building standard pursuant to California Health & Safety Code Section 17958, 17958.7, and/or 18941.5; and

7. WHEREAS, the City held a public hearing on November 15, 2016, 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

8. WHEREAS, the City published notice of the aforementioned public hearing pursuant to California Government Code Section 6066 on November 4, 2016 and November 11, 2016; and of the Government Code; and

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

B. Ordinance.

The City Council of the City of Placentia does ordain as follows:

SECTION 1. In all respects as set forth in the Recitals, Part A., of this Ordinance.

SECTION 2. Purpose. The purpose of this ordinance is to adopt by reference the latest edition of the 2016 California Building Code which incorporates and amends the International Building Code, 2012 Edition; the 2016 California Electrical Code, which incorporates and amends the National Electrical Code, 2011 Edition; the 2016 California Mechanical Code, which incorporates and amends the Uniform Mechanical Code, 2012 Edition; the 2016 California Plumbing Code, which incorporates and amends the Uniform Plumbing Code, 2012 Edition; the 2016 California Fire Code, which incorporates and amends the International Fire Code, 2012 Edition; the 2016 California Residential Code, which incorporates and amends the International Residential Code, 2012 Edition, and the 2016 of the California Green Building Standards Code.

SECTION 3. Authority. Pursuant to Government Code section 50022.2, the City Council adopts this ordinance adopting by reference the California Building Standards Code (California Code of Regulations, Title 24) as required and/or permitted by state statutes, including Health and Safety Code sections 17922, 18938 and 18941.5.

SECTION 4. Findings. The City Council made findings that the proposed amendments to the Codes are reasonably necessary because of local climatic, geologic or topographic conditions. The findings are supported and based upon the express findings and determinations, set forth in Resolution No. R-2016-62, adopted November 15, 2016.

SECTION 5. Amendment. Chapter 18.04 of Title 18 and Chapters 20.03, 20.04, 20.08, 20.12, 20.16, and 20.20 of Title 20 of the Placentia Municipal Code hereby are repealed, in their entirety; provided, however, that said repeal shall not vitiate any permit or entitlement issued thereunder and, further, said repeal shall not apply to or excuse any violation(s) thereof occurring prior to the effective date of this ordinance and provided further that the codes thereby adopted, as previously adopted by reference and amended by ordinances of this City,

shall continue to be applicable to construction wherein plans have been submitted for plan check as of the effective date of this ordinance so long as the initial permit therefor is issued no later than thirty (30) days after the effective date of this Ordinance.

Section 6. A new Chapter 18.04 hereby is added to Title 18 of the Placentia Municipal Code to read, in words and figures, as follows:

"Chapter 18.04

"California Fire Code, 2016 Edition

"Sections:

"18.04.010	**Title**
"18.04.020	**Purpose**
"18.04.030	**Adoption of Fire Code**
"18.04.040	**Definition of Terms**
"18.04.050	**Amendments to Fire Code**
"18.04.060	**Enforcement and Inspections**
"18.04.070	**Fees**
"18.04.080	**Copy filed**

"Section 18.04.010 - Title.

"This Chapter shall be known as the 'Placentia Fire Code.'

"Section 18.04.020 - Purpose.

"The purpose of this Chapter is to prescribe regulations and govern the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided.

"Section 18.04.030 - Adoption of Fire Code.

"There hereby is adopted as the 'Placentia Fire Code,' except as otherwise provided in this Chapter, that certain code known and designated as the California Fire Code, 2016 Edition, based on the 2012 International Fire Code published by the International Code Council, as set forth in Title 24, Part 9 of the California Code of Regulations, including all appendices thereto and including all amendments made herein, and such Code

shall be and become the Fire Code of the City of Placentia, to regulate and govern the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided.

"Whenever the California Code of Regulations and State Building Standards Code of Regulations differ from any provision of the Placentia Fire Code, said State regulations shall prevail over the provisions of the Placentia Fire Code except as specifically modified herein.

"Section 18.04.040 - Definition of Terms.

"Whenever any of the following names or terms are used in the California Fire Code, each such name or term shall be deemed and construed to have the meaning ascribed to it in this section as follows:

"(A) 'Building department' means the 'building and safety division' of the City.

"(B) 'Building official' means the chief building official of the City as appointed by the City Administrator of the City, or his or her designee.

"(C) 'City' means the City of Placentia.

"(D) 'Fire code official' means the Director of Fire Services of the Orange County Fire Authority, or his or her designee.

"(E) 'Jurisdiction' means the City of Placentia.

"(F) 'Local Enforcing Agency' means the Orange County Fire Authority or the Building Official of City.

"(G) 'OCFA' Orange County Fire Authority, fire authority having jurisdiction.

"Section 18.04.050 - Amendments to Fire Code.

"The following provisions of the California Fire Code hereby are amended to read, in words and figures, as follows:

"Section 109.4. Violation - Penalties hereby revised as

follows:

109.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof *or shall fail to comply with any issued orders or notices* or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, ~~shall be guilty of a [SPECIFY OFFENSE] punishable by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment~~ *shall result in penalties assessed as prescribed in the OCFA Prevention Field Services adopted fee schedule*. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 109.4.2 Infraction and misdemeanor is hereby added as follows:

109.4.2 Infraction and misdemeanor. *Persons operating or maintaining any occupancy, premises or vehicle subject to this code that shall permit any fire or life safety hazard to exist on premises under their control shall be guilty of an infraction. Persons who fail to take immediate action to abate a fire or life safety hazard when ordered or notified to do so by the chief or a duly authorized representative are guilty of a misdemeanor.*

Chapter 2

Definitions

Chapter 2 Definitions is adopted in its entirety with the following amendments:

Sections 202 General Definitions is hereby revised by adding "OCFA," "Sky Lantern," and "Spark Arrester" as follows:

202 General Definitions

OCFA: *Orange County Fire Authority, fire authority having jurisdiction.*

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.

SPARK ARRESTER. *A listed device constructed of noncombustible material specifically for the purpose of meeting one of the following conditions:*

1. *Removing and retaining carbon and other flammable particles/debris from the exhaust flow of an internal combustion engine in accordance with California Vehicle Code Section 38366.*
2. *Fireplaces that burn solid fuel in accordance with California Building Code Chapter 28.*

Chapter 3

General Requirements

Chapter 3 General Requirements is adopted in its entirety with the following amendments:

Section 304.1.2 Vegetation is hereby revised as follows:

304.1.2 Vegetation. *Type, amount, or arrangement of weeds,* ~~Weeds,~~ grass, vines or other growth that is capable of being ignited and endangering property—*needing to comply with OCFA Guidelines*, shall be cut ~~down~~*, thinned,* and removed by the owner or occupant of the premises *in accordance with OCFA Guideline C-05 "Vegetation Management Guideline—Technical Design for New Construction, Fuel Modification Plans, and Maintenance Program*. Vegetation clearance requirement in urban-wildland interface areas shall be in accordance with Chapter 49.

Section 305.6 Hazardous Conditions is hereby added as follows:

305.6 Hazardous conditions. *Outdoor fires are not allowed when predicted sustained winds exceed 8 MPH during periods when relative humidity is less than 25%, or a red flag condition has been declared or public announcement is made, when an official sign was caused to be posted by the fire code official, or when such fires present a hazard as determined by the fire code official.*

Section 305.7 Disposal of rubbish is hereby added as follows:

305.7 Disposal of rubbish. *Rubbish, trash or combustible waste material shall be burned only within an approved incinerator and in accordance with Section 307.2.1.*

Section 307 OPEN BURNING, RECREATIONAL FIRES AND PORTABLE OUTDOOR FIREPLACES is hereby amended as follows:

SECTION 307 OPEN BURNING, RECREATIONAL FIRES, *FIRE PITS, FIRE RINGS,* AND *PORTABLE* OUTDOOR FIREPLACES

Sections 307.6 Outdoor Fireplaces, Fire Pits, Fire Rings, or similar devices used at Group R Occupancies is hereby added as follows:

307.6 Outdoor Fireplaces, Fire Pits, Fire Rings, or similar devices used at Group R Occupancies. *Outdoor fireplaces, fire pits, fire rings, or similar exterior devices used at Group R shall comply with this section.*

Exception: *Barbeques, grills, and other portable devices intended solely for cooking.*

Section 307.6.1 Gas-fueled devices is hereby added as follows:

307.6.1 Gas-fueled devices. *Outdoor fireplaces, fire pits and similar devices fueled by natural gas or liquefied-petroleum gas are allowed when approved by the Building Department and the device is designed to only burn a gas flame and not wood or other solid fuel. At R-3 occupancies, combustible construction shall not be located within three feet of an atmospheric column that extends vertically from the perimeter of the device. At other R occupancies, the minimum distance shall be ten feet. Where a permanent Building Department approved hood and vent is installed, combustible construction may encroach upon this column between the bottom of the hood and the vent opening. Where chimneys or vents are installed, they shall have a spark arrester as defined in Section 202.*

Section 307.6.2 Devices using wood or fuels other than natural gas or liquefied-petroleum gas is hereby added as follows:

307.6.2 Devices using wood or fuels other than natural gas or liquefied-petroleum gas. *Fireplaces burning wood or other solid fuel shall be constructed in accordance with the California Building Code. Fires in a fireplace shall be*

contained within a firebox with an attached chimney. The opening in the face of the firebox shall have an installed and maintained method of arresting sparks. The burning of wood or other solid fuel in a device is not allowed within 15 feet of combustible structures, unless within a permanent or portable fireplace. Conditions which could cause a fire to spread within 25 feet of a structure or to vegetation shall be eliminated prior to ignition. Fires in devices burning wood or solid fuel shall be in accordance with Sections 305, 307, and 308.

Section 307.6.2.1 Where prohibited is hereby added as follows:

307.6.2.1 Where prohibited. *The burning of wood and other solid fuels shall not be conducted within a fuel modification zone. Wood and other solid fuel burning fires in devices other than permanent fireplaces are not allowed within Wildfire Risk Areas (WRA) and Wildland-Urban Interface Areas (WUI) or in locations where conditions could cause the spread of fire to the WRA or WUI unless determined by the Fire Code Official that the location or design of the device should reasonably prevent the start of a wildfire.*

Section 309.2.1 Indoor charging of electric carts/cars is hereby added as follows:

309.2.1 Indoor charging of electric carts/cars. *Indoor charging of electric carts/cars where the combined volume of all battery electrolyte exceeds 50 gallons shall comply with following:*

1. *Spill control and neutralization shall be provided and comply with Section 608.5.*
2. *Room ventilation shall be provided and comply with Section 608.6.1*
3. *Signage shall be provided and comply with Section 608.7.1*
4. *Smoke detection shall be provided and comply with Section 608.9.*

Section 320 Fuel Modification Requirements for New Construction is hereby added as follows:

320 Fuel Modification Requirements for New Construction. *All new structures and facilities adjoining land containing hazardous combustible vegetation shall be approved and in accordance with the requirements of OCFA Guideline C-05*

"Vegetation Management Guideline – Technical Design for New Construction Fuel Modification Plans and Maintenance Program."

Section 321 Clearance of brush or vegetation growth from roadways is hereby added as follows:

321 Clearance of brush or vegetation growth from roadways. *The fire code official is authorized to cause areas within 10 feet (3048 mm) on each side of portions of highways and private streets which are improved, designed or ordinarily used for vehicular traffic, to be cleared of flammable vegetation and other combustible growth. Measurement shall be from the flow-line or the end of the improved edge of the roadway surfaces.*

Exception: *Single specimens of trees, ornamental shrubbery or cultivated ground cover such as green grass, ivy, succulents or similar plants used as ground covers, provided that they do not form a means of readily transmitting fire.*

Section 322 Unusual Circumstances is hereby added as follows:

322 Unusual circumstances. *The fire code official may suspend enforcement of the vegetation management requirements and require reasonable alternative measures designed to advance the purpose of this code if determined that in any specific case that any of the following conditions exist:*

1. *Difficult terrain.*
2. *Danger of erosion.*
3. *Presence of plants included in any state and federal resources agencies, California Native Plant Society and county-approved list of wildlife, plants, rare, endangered and/or threatened species.*
4. *Stands or groves of trees or heritage trees.*
5. *Other unusual circumstances that make strict compliance with the clearance of vegetation provisions undesirable or impractical.*

Section 323 Use of Equipment is hereby added as follows:

323 Use of equipment. *Except as otherwise provided in this section, no person shall use, operate, or cause to be operated in, upon or adjoining any hazardous fire area any internal combustion engine which uses hydrocarbon fuels, unless the engine is equipped with a spark arrester as*

defined in Section 202 maintained in effective working order, or the engine is constructed, equipped and maintained for the prevention of fire.

Exceptions:

1. *Engines used to provide motor power for trucks, truck tractors, buses, and passenger vehicles, except motorcycles, are not subject to this section if the exhaust system is equipped with a muffler as defined in the Vehicle Code of the State of California.*

2. *Turbocharged engines are not subject to this section if all exhausted gases pass through the rotating turbine wheel, there is no exhaust bypass to the atmosphere, and the turbocharger is in good mechanical condition*

Section 323.1 Spark Arresters is hereby added as follows:

323.1 Spark arresters. *Spark arresters shall comply with Section 202, and when affixed to the exhaust system of engines or vehicles subject to Section 323 shall not be placed or mounted in such a manner as to allow flames or heat from the exhaust system to ignite any flammable material.*

Section 324 Sky Lanterns or similar devices is hereby added as follows:

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

Chapter 4

Emergency Planning and Preparedness

Chapter 4: Emergency Planning and Preparedness. Adopt only the sections, subsections, and amendment listed below:

401
401.3.4
401.9
402
403.2
404.5 - 404.6.6
407

Section 407.5 is revised as follows:

> **407.5 Hazardous Materials Inventory Statement.** Where required by the fire code official, each application for a permit shall include ~~a Hazardous Materials Inventory Statement~~ *OCFA's Chemical Classification Packet* in accordance with Section 5001.5.2.

Chapter 5

Fire Service Features

Chapter 5 Fire Service Features is adopted in its entirety with the following amendments:

SECTION 501.1 Scope is revised as follows:

> **501.1 Scope.** Fire service features for buildings, structures and premises shall comply with this chapter *and, where required by the fire code official, with OCFA Guideline B-09, "Fire Master Plan for Commercial & Residential Development." Fire service features for buildings, structures and premises located in State Responsibility Areas shall also comply with OCFA Guideline B-09a, "Fire Safe Development in State Responsibility Areas."*

Section 510.1 Emergency responder radio coverage is revised as follows:

> **510.1 Emergency responder radio coverage in new buildings.** All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. *The Emergency Responder Radio Coverage System shall comply with the local authority having jurisdiction's ordinance and this code.*
>
> Exceptions:
>
> ~~1. Where approved by the building official and the fire code official, a wired communication system in~~

~~accordance with Section 907.2.13.2 shall be permitted to be installed or maintained instead of an approved radio coverage system.~~

~~2.~~ *1.* Where it is determined by the fire code official that the radio coverage system is not needed.

~~3.~~ *2.* In facilities where emergency responder radio coverage is required and such systems, components or equipment required could have a negative impact on the normal operations of that facility, the fire code official shall have the authority to accept an automatically activated emergency radio coverage system.

This section shall not apply to the following:

1. *Existing buildings or structures, unless required by the Building Official and OCFA for buildings and structures undergoing extensive remodel and/or expansion.*
2. *Elevators.*
3. *Structures that are three stories or less without subterranean storage or parking and that do not exceed 50,000 square feet on any single story.*
4. *Wood-constructed residential structures four stories or less without subterranean storage or parking that are not built integral to an above ground multi-story parking structure.*
5. *Should construction that is three stories or less that does not exceed 50,000 square feet on any single story include subterranean storage or parking, then this ordinance shall apply only to the subterranean areas.*

Section 510.2 Emergency responder radio coverage in existing buildings is deleted without replacement:

~~**510.2 Emergency responder radio coverage in existing buildings.** Existing buildings shall be provided with approved radio coverage for emergency responders as required in Chapter 11.~~

Section 510.4.2.2 Technical Criteria is revised as follows:

510.4.2.2 Technical criteria. The fire code official shall maintain a document providing the specific technical information and requirements for the emergency responder radio coverage system. This document shall contain, but not be limited to, the various frequencies required, the

location of radio sites, effective radiated power of radio sites, and other supporting technical information.

1. *The frequency range supported from the 800 MHz Countywide Communications System shall be 851-869 MHz (base transmitter frequencies).*
2. *The frequency range supported to the 800 MHz Countywide Communications System shall be 806-824 MHz (radio field transmit frequencies).*
3. *A public safety radio amplification system shall include filters to reject frequencies below 851 MHz and frequencies above 869 MHz by a minimum of 35dB.*
4. *All system components must be 100 percent compatible with analog and digital modulations after installation without adjustments or modifications. The systems must be capable of encompassing the frequencies stated herein and capable of future modifications to a frequency range subsequently established by the jurisdiction.*
5. *Active devices shall have a minimum of -50 dB 3rd order intermodulation protection.*
6. *All active in-building coverage devices shall be FCC Part 90 Type Certified*

Section 510.5.1 Approval prior to installation is revised as follows:

510.5.1 Approval prior to installation. Amplification systems capable of operating on frequencies licensed to any public safety agency by the FCC shall not be installed without prior *plan submittal,* coordination and approval *from Orange County Communications and a copy of the approved plan provided to* ~~of~~ the fire *and building* code official*s*.

Section 510.5.2 Minimum qualification of personnel is revised as follows:

510.5.2 Minimum qualifications of personnel. The minimum qualifications of the system designer and lead installation personnel shall include both of the following:

1. A valid FCC-issued general radio operator's license.
2. Certification of in-building system training issued by a nationally recognized organization, school or a certificate issued by the manufacturer of the equipment being installed.

~~These qualifications shall not be required where~~

~~demonstration of adequate skills and experience satisfactory to the fire code official is provided.~~

Section 510.5.3 Acceptance test procedure item 7 is revised as follows:

510.5.3 Acceptance test procedure. When an emergency responder radio coverage system is required, and upon completion of installation, the building owner shall have the radio system tested to ensure that two-way coverage on each floor of the building is not less than 90 percent. The test procedure shall be conducted as follows: …

7. As part of the installation a spectrum analyzer or other suitable test equipment shall be utilized to ensure spurious oscillations are not being generated by the subject signal booster. This test shall be conducted at the time of installation and subsequent annual inspections *by the FCC licensed technician hired by the property owner and an OCSD/Communications Division FCC-certified technician*.

Section 510.6.1 Testing and proof of compliance is revised as follows:

510.6.1 Testing and proof of compliance.
The owner of the building or their representative shall have the emergency responder radio coverage system ~~shall be~~ inspected and tested annually or where structural changes occur including additions or remodels that could materially change the original field performance tests. Testing shall consist of the following:

1. ~~In-building coverage test as described in Section 510.5.3.~~ *In-building system components shall be tested to determine general functional operability.*
2. Signal boosters shall be tested to ensure that the gain is the same as it was upon initial installation and acceptance.
3. Backup batteries and power supplies shall be tested under load of a period of one hour to verify that they will properly operate during an actual power outage. If within the 1-hour test period the battery exhibits symptoms of failure, the test shall be extended for additional 1-hour periods until the integrity of the battery can be determined.
4. Other active components shall be checked to verify operation within the manufacturer's

specifications.

5. If noncompliance is found, the FCC licensed technician will assess improvements necessary and provide such information to OCSD Communications and the fire and building code officials.

~~5~~*6*. At the conclusion of the testing, a *certification* report, which shall verify compliance with Section 510.5.3, shall be submitted to *OCSD Communications and* the fire *and building* code official*s*.

Chapter 6

Building Services and Systems

Chapter 6 Building Services and Systems is adopted in its entirety without amendments:

Chapter 7

Fire-Resistance-Rated Construction

Chapter 7 Fire-Resistance-Rated Construction is adopted in its entirety without amendments.

Chapter 8

Interior Finish, Decorative Materials and Furnishings

Chapter 8 Interior Finish, Decorative Materials and Furnishings is adopted in its entirety without amendments.

Chapter 9

Fire Protection Systems

Adopt Chapter 9 Fire Protection Systems is adopted in its entirety with the following amendments:

Section 903.2 Where required is hereby revised as follows:

903.2 Where required. Approved automatic sprinkler systems in ~~new~~ buildings and structures shall be provided *when one of the following conditions exists:* ~~in the locations~~

~~described in Sections 903.2.1 through 903.2.12.~~

1. ***New buildings:*** *Notwithstanding any applicable provisions of Sections 903.2.1 through 903.2.19, an automatic fire-extinguishing system shall also be installed in all occupancies when the total building area exceeds 5,000 square feet as defined in Section 202, regardless of fire areas or allowable area, or is more than two stories in height.*

   Exception: *Subject to approval by the Fire Code Official, open parking garages in accordance with Section 406.5 of the California Building Code.*

2. ***Existing Buildings:*** *Notwithstanding any applicable provisions of this code, an automatic sprinkler system shall be provided in an existing building when an addition occurs and one of the following conditions exists:*
   a. *When an addition is 33% or more of the existing building area, and the resulting building area exceeds 5000 square feet*
   b. *When an addition exceeds 2000 square feet and the resulting building area exceeds 5000 square feet.*
   c. *An additional story is added above the second floor regardless of fire areas or allowable area.*

   Exception: Additions to Group R-3 occupancies shall comply with Section 903.2.8 (2).

Section 903.2.8 Group R is hereby revised as follows:

903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area *as follows*:

1. ***New Buildings:*** *An automatic sprinkler system shall be installed throughout all new buildings.*

2. ***Existing R-3 Buildings:*** *An automatic sprinkler system shall be installed throughout when one of the following conditions exists:*
   a. *When an addition is 33% or more of the existing building area as defined in Section 202, and greater than 1000 square feet within a two year period; or,*

b. *An addition when the existing building is already provided with automatic sprinklers; or,*
c. *When an existing Group R Occupancy is being substantially renovated, and where the scope of the renovation is such that the Building Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.*

Exceptions:

1. Existing Group R-3 occupancies converted to Group R-3.1 occupancies and not housing bedridden clients, not housing nonambulatory clients above the first floor, and not housing clients above the second floor.
2. Existing Group R-3 occupancies converted to Group R-3.1 occupancies housing only one bedridden client and complying with Section 435.8.3.3 of the California Building Code.
3. Pursuant to Health and Safety Code, Section 13113, occupancies housing ambulatory children only, none of whom are mentally ill children or children with intellectual disabilities, and the buildings or portions thereof in which such children are housed are not more than two stories in height, and building or portions thereof housing such children have an automatic fire alarm system activated by approved smoke detectors.
4. Pursuant to Health and Safety Code, Section 13143.6, occupancies licensed for protective social care which house ambulatory clients only, none of whom is a child (under the age of 18 years), or who is elderly (65 years of age or over).

When not used in accordance with Section 504.2 or 506.3 of the California Building Code, an automatic sprinkler system installed in accordance with Section 903.3.1.2 shall be allowed in Group R-2.1 occupancies.

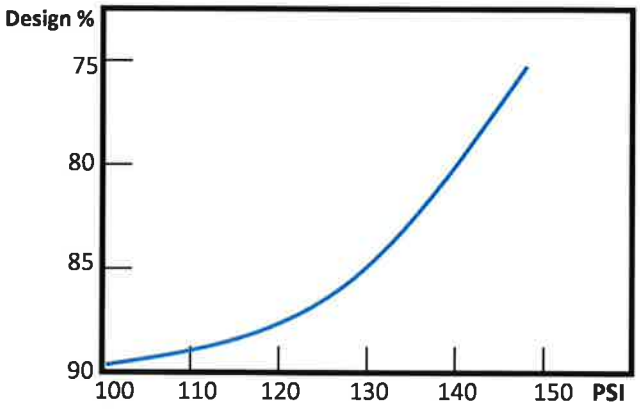
An automatic sprinkler system designed in accordance with Section 903.3.1.3 shall not be utilized in Group R-2.1 or R-4 occupancies.

Section 903.3.5.3 Hydraulically calculated systems is hereby 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.*

Exception: *When static pressure exceeds 100 psi, and when required by the fire code official, the fire sprinkler system shall not exceed the water supply capacity specified by Table 903.3.5.3.*

TABLE 903.3.5.3
Hydraulically Calculated Systems



Chapter 10

Means of Egress

Chapter 10 Means of Egress is adopted in its entirety without amendments.

Chapter 11

Construction Requirements for Existing Buildings

Chapter 11 Construction Requirements for Existing Buildings. Adopt only those sections and subsections listed below:

1103.7
1103.7.3
1103.7.3.1
1103.7.8 - 1103.7.8.2
1103.7.9 - 1103.7.9.10
1103.8 - 1103.8.5.3
1107
1113
1114
1115
1116

Chapter 20

Aviation Facilities

Chapter 20 Aviation Facilities is adopted in its entirety without amendments.

Chapter 21

Dry Cleaning

Chapter 21 Dry Cleaning is adopted in its entirety without amendments.

Chapter 22

Combustible Dust-Producing Operations

Chapter 22 Combustible Dust-Producing Operations is adopted in its entirety without amendments.

Chapter 23

Motor Fuel-Dispensing Facilities and Repair Garages

Chapter 23 Motor Fuel-Dispensing Facilities and Repair Garages is adopted in its entirety without amendments.

Chapter 24

Flammable Finishes

Chapter 24 Flammable Finishes is adopted in its entirety without amendments.

Chapter 25

Fruit and Crop Ripening

Chapter 25 Fruit and Crop Ripening is deleted in its entirety.

Chapter 26

Fumigation and Insecticidal Fogging

Chapter 26 Fumigation and Insecticidal Fogging is deleted in its entirety.

Chapter 27

Semiconductor Fabrication Facilities

Chapter 27 Semiconductor Fabrication Facilities is adopted in its entirety without amendments

Chapter 28

Lumber Yards and Agro-Industrial, Solid Biomass and Woodworking Facilities

Chapter 28 Lumber Yards and Agro-Industrial, Solid Biomass and Woodworking Facilities is adopted in its entirety with the following amendments:

Section 2801.2 Permit is hereby revised as follows:

> **2801.2 Permit.** Permits shall be required as set forth in Section 105.6 *and 105.6.29*.

Section 2808.2 Storage site is hereby revised as follows:

> **2808.2 Storage site.** Storage sites shall be level and on solid ground, elevated soil lifts or other all-weather surface. Sites shall be thoroughly cleaned *and approval obtained from the fire code official* before transferring ~~wood~~ products to the site.

Section 2808.3 Size of piles is hereby revised as follows:

> **2808.3 Size of piles.** Piles shall not exceed ~~25~~ *15* feet in height, ~~150~~ *50* feet in width and ~~250~~ *100* feet in length.
>
> **Exception:** The fire code official is authorized to allow the pile size to be increased where a fire protection plan is provided for approval that includes, but is not limited to, the following:
>
> 1. Storage yard areas and materials-handling equipment selection, design and arrangement shall be based upon sound fire prevention and protection principles.
> 2. Factor that lead to spontaneous heating shall be identified in the plan, and control of the various

factors shall be identified and implemented, including provisions for monitoring the internal condition of the pile.

3. The plan shall include means for early fire detection and reporting to the public fire department; and facilities needed by the fire department for fire extinguishment including a water supply and fire hydrants.
4. Fire apparatus access roads around the piles and access roads to the top of the piles shall be established, identified and maintained.
5. Regular yard inspections by trained personnel shall be included as part of an effective fire prevention maintenance program.

Additional fire protection called for in the plan shall be provided and shall be installed in accordance with this code. The increase of the pile size shall be based upon the capabilities of the installed fire protection system and features.

Section 2808.4 Pile Separation is hereby revised as follows:

2808.4. Pile separation. Piles shall be separated from adjacent piles by ~~approved fire apparatus access roads~~ *a minimum distance of 20 feet. Additionally, piles shall have a minimum separation of 100 feet from combustible vegetation.*

Section 2808.7 Pile fire protection is hereby revised as follows:

2808.7 Pile fire protection. Automatic sprinkler protection shall be provided in conveyor tunnels and combustible enclosures that pass under a pile. Combustible conveyor systems and enclosed conveyor systems shall be equipped with an approved automatic sprinkler system. *Oscillating sprinklers with a sufficient projectile reach are required to maintain a 40% to 60% moisture content and wet down burning/smoldering areas.*

Section 2808.9 Material-handling equipment is hereby revised as follows:

2808.9 Material-handling equipment. *All material-handling equipment operated by an internal combustion engine shall be provided and maintained with an approved spark arrester.* Approved material-handling equipment shall be available for

moving wood chips, hogged material, wood fines and raw product during fire-fighting operations.

Section 2808.11 Temperature control is hereby added as follows:

2808.11 Temperature control. *The temperature shall be monitored and maintained as specified in Sections 2808.11.1 and 2808.11.2.*

Section 2808.11.1 Pile temperature control is hereby added as follows:

2808.11.1 Pile temperature control. *Piles shall be rotated when internal temperature readings are in excess of 165 degrees Fahrenheit.*

Section 2808.11.2 New material temperature control is hereby added as follows:

2808.11.2 New material temperature control. *New loads delivered to the facility shall be inspected and tested at the facility entry prior to taking delivery. Material with temperature exceeding 165 degrees Fahrenheit shall not be accepted on the site. New loads shall comply with the requirements of this chapter and be monitored to verify that the temperature remains stable.*

Section 2808.12 Water availability is hereby added as follows:

2808.12 Water Availability. *Facilities with over 2500 cubic feet shall provide a water supply. The minimum fire flow shall be no less than 500 GPM @ 20 psi for a minimum of 1 hour duration for pile heights up to 6 feet and 2 hour duration for pile heights over 6 feet. If there is no water purveyor, an alternate water supply with storage tank(s) shall be provided for fire suppression. The water supply tank(s) shall provide a minimum capacity of 2500 gallons per pile (maximum 30,000 gallons) for piles not exceeding 6 feet in height and 5000 gallons per pile (maximum 60,000) for piles exceeding 6 feet in height. Water tank(s) shall not be used for any other purpose unless the required fire flow is left in reserve within the tank at all times. An approved method shall be provided to maintain the required amount of water within the tank(s).*

Section 2808.13 Tipping area is hereby added as follows:

2808.13 Tipping areas *shall comply with the following:*

1. *Tipping areas shall not exceed a maximum area of 50 feet by 50 feet.*
2. *Material within a tipping area shall not exceed 5 feet in height at any time.*
3. *Tipping areas shall be separated from all piles by a 20 foot wide fire access lane.*
4. *A fire hydrant or approved fire water supply outlet shall be located within 150 feet of all points along the perimeter of the tipping area.*
5. *All material within a tipping area shall be processed within 5 days of receipt.*

Section 2808.14 Emergency Contact is hereby added as follows:

2808.14 Emergency Contact. *The contact information of a responsible person or persons shall be provided to the Fire Department and shall be posted at the entrance to the facility for responding units. The responsible party should be available to respond to the business in emergency situation.*

Chapter 29
Manufacture of Organic Coatings

Chapter 29 Manufacture of Organic Coatings is adopted in its entirety without amendments.

Chapter 30
Industrial Ovens

Chapter 30 Industrial Ovens is adopted in its entirety without amendments.

Chapter 31
Tents and Other Membrane Structures

Chapter 31 Tents and Other Membrane Structures is adopted in its entirety without amendments.

Chapter 32
High-Piled Combustible Storage

Chapter 32 High-Piled Combustible Storage is adopted in its entirety without amendments.

Chapter 33

Fire Safety During Construction and Demolition

Chapter 33 Fire Safety During Construction and Demolition is adopted in its entirety without amendments.

Chapter 34
Tire Rebuilding and Tire Storage

Chapter 34 Tire Rebuilding and Tire Storage is adopted in its entirety without amendments.

Chapter 35
Welding and Other Hot Work

Chapter 35 Welding and Other Hot Work is adopted in its entirety without amendments.

Chapter 36
Marinas

Chapter 36 Marinas is adopted in its entirety without amendments.

Chapter 37
Combustible Fibers

Chapter 37 Combustible Fibers is adopted in its entirety without amendments.

Chapter 48
Motion Picture and Television Production Studio Sound Stages, Approved Production Facilities and Production Locations

Chapter 48 Motion Picture and Television Production Studio Sound Stages, Approved Production Facilities and Production Locations is adopted in its entirety without amendments.

Chapter 49
Requirements for Wildland-Urban Interface Fire Areas

Chapter 49 Requirements for Wildland-Urban Interface Fire Areas is adopted in its entirety with the following amendments:

Section 4906.3 Requirements is hereby revised as follows:

> **4906.3 Requirements.** Hazardous vegetation and fuels around all applicable buildings and structure shall be maintained

in accordance with the following laws and regulations:

1. Public Resources Code, Section 4291.
2. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 3, Section 1299 (see guidance for implementation "General Guideline to Create Defensible Space").
3. California Government Code, Section 51182.
4. California Code of Regulations, Title 19, Division 1, Chapter 7, Subchapter 1, Section 3.07.
5. *OCFA Guideline C-05 "Vegetation Management Guideline - Technical Design for New Construction Fuel Modification Plans and Maintenance Program."*

Section 4908 Fuel Modification Requirements for New Construction is hereby added as follows:

4908 Fuel Modification Requirements for New Construction. *All new buildings to be built or installed in a Wildfire Risk Area shall comply with the following:*

1. *Preliminary fuel modification plans shall be submitted to and approved by the fire code official prior to or concurrently with the approval of any tentative map.*

2. *Final fuel modification plans shall be submitted to and approved by the fire code official prior to the issuance of a grading permit.*

3. *The fuel modification plans shall meet the criteria set forth in the Fuel Modification Section of OCFA Guideline C-05 "Vegetation Management Guideline - Technical Design for New Construction Fuel Modification Plans and Maintenance Program."*

   3.1 *The fuel modification plan shall include provisions for the maintenance of the fuel modification in perpetuity.*

4. *The fuel modification plan may be altered if conditions change. Any alterations to the fuel modification areas shall have prior approval from the fire code official.*

5. *All elements of the fuel modification plan shall be maintained in accordance with the approved plan and are subject to the enforcement process outlined in the Fire Code.*

Chapter 50
Hazardous Materials – General Provisions

Chapter 50 Hazardous Materials – General Provisions is adopted in its entirety with the following amendments.

Section 5001.5.2 Hazardous Materials Inventory Statement (HMIS), is hereby revised as follows:

> **5001.5.2 Hazardous Materials Inventory Statement (HMIS).** Where required by the fire code official, an application for a permit shall include ~~an HMIS, such as the Superfund Amendments and Reauthorization Act of 1986 (SARA) Title III, Tier II Report or other approved statement.~~ *Orange County Fire Authority's Chemical Classification Packet, which shall be completed and approved prior to approval of plans, and/or the storage, use or handling of chemicals on the premises.* The ~~HMIS~~ *Chemical Classification Packet* shall include the following information:
>
> 1. Product Name.
> 2. Component.
> 3. Chemical Abstract Service (CAS) number.
> 4. Location where stored or used.
> 5. Container size.
> 6. Hazard classification.
> 7. Amount in storage.
> 8. Amount in use-closed systems.
> 9. Amount in use-open systems.

Section 5003.1.1.1 Extremely Hazardous Substances is hereby added as follows:

> ***5003.1.1.1 Extremely Hazardous Substances.*** *No person shall use or store any amount of extremely hazardous substances (EHS) in excess of the disclosable amounts (see Health and Safety Code Section 25500 et al) in a residential zoned or any residentially developed property.*

Chapter 51
Aerosols

Chapter 51 Aerosols is adopted in its entirety without amendments.

Chapter 53
Compressed Gases

Chapter 53 Compressed Gases is adopted in its entirety without amendments.

Chapter 54
Corrosive Materials

Chapter 54 Corrosive materials is adopted in its entirety without amendments.

Chapter 55
Cryogenic Fluids

Chapter 55 Cryogenic Fluids is adopted in its entirety without amendments.

Chapter 56
Explosives and Fireworks

Chapter 56 Explosives and Fireworks is adopted in its entirety with the following amendments:

Section 5608.2 Firing is hereby added as follows:

5608.2 Firing. *All fireworks displays, regardless of mortar, device, or shell size, shall be electrically fired.*

Section 5608.3 Application for Permit is hereby added as follows:

Section 5608.3 Application for Permit. *A diagram of the grounds on which the display is to be held showing the point at which the fireworks are to be discharged, the fallout area based on 100 feet per inch of shell size, the location of all buildings, roads, and other means of transportation, the lines behind which the audience will be restrained, the location of all nearby trees, telegraph or telephone line, or other overhead obstructions shall be provided to OCFA.*

Chapter 57
Flammable and Combustible Liquids

Chapter 57 Flammable and Combustible Liquids is adopted in its entirety without amendments.

Chapter 58
Flammable Gases and Flammable Cryogenic Fluids

Chapter 58 Flammable Gases and Flammable Cryogenic Fluids is adopted in its entirety without amendments.

Chapter 59
Flammable Solids

Chapter 59 Flammable Solids is adopted in its entirety without amendments.

Chapter 60
Highly Toxic and Toxic Materials

Chapter 60 Highly Toxic and Toxic Materials is adopted in its entirety
without amendments.

Chapter 61
Liquefied Petroleum Gases

Chapter 61 Liquefied Petroleum Gases is adopted in its entirety without amendments.

Chapter 62
Organic Peroxides

Chapter 62 Organic Peroxides is adopted in its entirety without amendments.

Chapter 63
Oxidizers, Oxidizing Gases, and Oxidizing Cryogenic Fluids

Chapter 63 Oxidizers, Oxidizing Gases, and Oxiding Cryogenic Fluids is adopted in its entirety without amendments.

Chapter 64
Pyrophoric Materials

Chapter 64 Pyrophoric Materials is adopted in its entirety without amendments.

Chapter 65
Pyroxylin (Cellulose Nitrate) Plastics

Chapter 65 Pyroxylin (Cellulose Nitrate) Plastics is adopted in its entirety without amendments.

Chapter 66
Unstable (Reactive) Materials

Chapter 66 Unstable (Reactive) Materials is adopted in its entirety without amendments.

Chapter 67
Water-Reactive Solids and Liquids

Chapter 67 Water-Reactive Solids and Liquids is adopted in its entirety without amendments.

Chapter 80
Referenced Standards

Chapter 80 Referenced Standards is adopted in its entirety with the following amendments:

NFPA 13, 2016 Edition, Standard for the Installation of Sprinkler Systems is hereby amended as follows:

Section 6.7.3 is hereby revised as follows:

> **6.7.3** Fire department connections *(FDC)* shall be of an approved type. *The location shall be approved and be no more than 150 feet from a public hydrant. The FDC may be located within 150 feet of a private fire hydrant when approved by the fire code official. The size of piping and the number of 2½" inlets shall be approved by the fire code official. If acceptable to the water authority, it may be installed on the backflow assembly. Fire department inlet connections shall be painted OSHA safety red or as approved. When the fire sprinkler density design requires more than 500 gpm (including inside hose stream demand), or a standpipe system is included, four 2½" inlets shall be provided.*

Section 8.3.3.1 is hereby revised as follows:

> **8.3.3.1** *When fire sprinkler systems are installed in shell buildings of undetermined use (Spec Buildings) other than warehouses (S occupancies), fire sprinklers of the quick-response type shall be used. Use is considered undetermined if a specific tenant/occupant is not identified at the time the fire sprinkler plan is submitted.* Sprinklers in light hazard occupancies shall be one of the following:

(1) Quick-response type as defined in 3.6.4.8
(2) Residential sprinklers in accordance with the requirements of 8.4.5
(3) Quick response CMSA sprinklers
(4) ESFR sprinklers
(5) Standard-response sprinklers used for modifications or additions to existing light hazard systems equipped with standard-response sprinklers
(6) Standard-response sprinklers used where individual standard-response sprinklers are replaced in existing light hazard systems

Section 11.1.1.1 is hereby added as follows:

11.1.1.1 *When fire sprinkler systems are required in buildings of undetermined use other than warehouses, they shall be designed and installed to have a fire sprinkler density of not less than that required for an Ordinary Hazard Group 2 use, with no reduction(s) in density or design area. Warehouse fire sprinkler systems shall be designed to Figure 16.2.1.3.2 (d) curve "G". Use is considered undetermined if a specific tenant/occupant is not identified at the time the sprinkler plan is submitted. Where a subsequent use or occupancy requires a system with greater capability, it shall be the responsibility of the occupant to upgrade the system to the required density for the new use or occupancy.*

Section 11.2.3.1.1.1 is hereby added as follows:

11.2.3.1.1.1 *The available water supply for fire sprinkler system design shall be determined by one of the following methods, as approved by the fire code official:*

1) *Subtract the project site elevation from the low water level for the appropriate pressure zone and multiply the result by 0.433;*
2) *Use a maximum of 40 psi, if available;*
3) *Utilize the OCFA water-flow test form/directions to document a flow test conducted by the local water agency or an approved third party licensed in the State of California.*

NFPA 13D 2016 Edition, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes is hereby amended as follows:

Section 7.1.2 is hereby revised as follows:

7.1.2 The sprinkler system piping shall not have separate control valves installed unless supervised by *a central station, proprietary, or remote station alarm service.* ~~one of the following methods:~~

~~(1) Central station, proprietary, or remote station alarm service.~~
~~(2) Local alarm service that causes the sounding of an audible signal at a constantly attended location.~~
~~(3) Valves that are locked open~~.

NFPA 14, 2013 Edition, Installation of Standpipe and Hose Systems is hereby amended as follows:

Section 7.3.1.1 is hereby is deleted in its entirety and replaced as follows:

~~**7.3.1.1** Hose connections and hose stations shall be unobstructed and shall be located not less than 3 ft (0.9 m) or more than 5 ft (1.5 m) above the floor.~~

7.3.1.1 *Class I and III Standpipe hose connections shall be unobstructed and shall be located not less than 18 inches or more than 24 inches above the finished floor. Class II Standpipe hose connections shall be unobstructed and shall be located not less than 3 feet or more than 5 feet above the finished floor.*

NFPA 24, 2016 Edition, Standard for the Installation of Private Fire Service Mains and Their Appurtenances is hereby amended as follows:

Section 6.2.8.1 is hereby added as follows:

6.2.8.1 *All indicating valves controlling fire suppression water supplies shall be painted OSHA red.*

Exceptions:

1. *Brass or bronze valves on sprinkler risers mounted to the exterior of the building may be left unpainted.*
2. *Where OS&Y valves on the detector check assembly are the only control valves, at least one OS&Y valve shall be painted red.*

Section 6.2.9 is hereby amended as follows:

All connections to private fire service mains for fire protection systems shall be arranged in accordance with one of the following so that they can be isolated:

(1) A post indicator valve installed not less than 40 ft (12 m) from the building

(a) For buildings less than 40 ft (12 m) in height, a post indicator valve shall be permitted to be installed closer than 40 ft (12 m) but at least as far from the building as the height of the wall facing the post indicator valve.

(2) A wall post indicator valve

(3) An indicating valve in a pit, installed in accordance with Section 6.4

(4) A backflow preventer with at least one indicating valve not less than 40 ft (12 m) from the building

(a) For buildings less than 40 ft (12 m) in height, a backflow preventer with at least one indicating valve shall be permitted to be installed closer than 40 ft (12 m) but at least as far from the building as the height of the wall facing the backflow preventer.

~~(5) A nonindicating valve, such as an underground gate valve with an approved roadway box, complete with T-wrench, located not less than 40 ft (12 m) from the building~~

~~(a) For buildings less than 40 ft (12 m) in height, a nonindicating valve, such as an underground gate valve with an approved roadway box, complete with T wrench, shall be permitted to be installed closer than 40 ft (12 m) but at least as far from the building as the height of the wall facing the non-indicating valve.~~

(~~6~~5) Control valves installed in a fire-rated room accessible from the exterior

(~~7~~6) Control valves in a fire-rated stair enclosure accessible from the exterior

Section 10.1.5 is hereby added as follows:

10.1.5 *All ferrous pipe and joints shall be polyethylene encased per AWWA C150, Method A, B, or C. All fittings shall be protected with a loose 8-mil polyethylene tube or sheet. The ends of the tube or sheet shall extend past the joint by a minimum of 12 inches and be sealed with 2 inch wide tape approved for underground use. Galvanizing does not meet the requirements of this section.*

Exception: 304 or 316 Stainless Steel pipe and fittings

Section 10.4.1.1 is hereby revised as follows:

10.4.1.1 All bolted joint accessories shall be cleaned and thoroughly coated with asphalt or other corrosion-retarding material after installation.

Exception: Bolted joint accessories made from 304 or 316 stainless steel.

Section 10.4.1.1.1 is hereby added as follows:

10.4.1.1.1 *All bolts used in pipe-joint assembly shall be 316 stainless steel.*

Section 10.4.3.2 is hereby deleted and replaced as follows:

10.4.3.2 ~~Where approved, private fire service mains supplying systems within the building shall be permitted to extend more than 10 ft. under the building when all of the requirements of 10.4.3.2.1 through 10.4.3.2.4 are met.~~ *Where fire service mains enter the building adjacent to the foundation, the pipe may run under a building to a maximum of 24 inches, as measured from the interior face of the exterior wall to the center of the vertical pipe. The pipe under the building or building foundation shall be 304 or 316 stainless steel and shall not contain mechanical joints or it shall comply with 10.4.3.2.1 through 10.4.3.2.4.*

Appendices

Appendix A is deleted in its entirety without amendments.

Appendix B is adopted in its entirety without amendments.

Appendix BB is adopted in its entirety without amendments.

Appendix C is adopted in its entirety without amendments.

Appendix CC is adopted in its entirety without amendments.

Appendix D is deleted in its entirety without amendments.

Appendix E is deleted in its entirety without amendments.

Appendix F is deleted in its entirety without amendments.

Appendix G is deleted in its entirety without amendments.

Appendix H is adopted in its entirety without amendments.

Appendix I is deleted in its entirety without amendments.

Appendix J is deleted in its entirety without amendments.

Appendix K is deleted in its entirety without amendments.

Appendix L is deleted in its entirety without amendments.

Appendix M is deleted in its entirety without amendments.

Appendix N is deleted in its entirety without amendments.

"Section 18.04.060 - Enforcement and Inspections.

"The Placentia Fire Code, as set forth in this Chapter 18.04 shall be enforced by the Director of Fire Services of the Orange County Fire Authority, or his or her designee. The Director of Fire Services, or his or her designee, may detail such members of the Fire Authority as shall be deemed necessary from time to time.

"Section 18.04.070 - Fees.

"Notwithstanding any provision of the Placentia Fire Code as hereby adopted, all fees for services provided pursuant to the Placentia Fire Code shall approved by resolution therefor as adopted by the City Council of the City of Placentia or the Orange County Fire Authority Board of Directors, as the case may be, pursuant to the provisions of California Government Code § 66016, *et seq.* In addition to any other fee(s) to be charged hereunder, any person, firm, partnership or corporation initiating or

engaging in any work without the permit therefor as required hereunder shall pay a penalty equal to 100% of the fee for the requisite permit if issued after such work commences, is initiated or engaged in by such person, firm, partnership or corporation.

"Section 18.04.080 - Copy filed.

"One (1) copy of the California Fire Code, 2013 Edition, based on the 2012 International Fire Code as published by the International Code Council, including all appendices thereto and including all amendments made herein is on file in the office of the Building Official and the Orange County Fire Authority pursuant to the requirements of California Health and Safety Code § 18942(e)(1) and is available for public inspection."

SECTION 6. A new Chapter 20.04 hereby is added to Title 20 of the Placentia Municipal Code to read, in words and figures, as follows:

"Chapter 20.04

"California Building Code, 2016 Edition

"Sections:

"20.04.010	**Title**
"20.04.020	**Purpose**
"20.04.030	**Adoption of Building Code**
"20.04.040	**Definition of Terms**
"20.04.050	**Amendments to Building Code**
"20.04.060	**Enforcement and Inspections**
"20.04.070	**Fees**
"18.04.080	**Copy filed**

"Section 20.04.010 - Title.

"This Chapter shall be known as the 'Placentia Building Code.'

"Section 20.04.020 - Purpose.

"The purpose of this Chapter is to prescribe regulations for erecting, construction, enlargement, alteration, repair, improving, removal, conversion, demolition, occupancy, equipment use, height, and area of buildings and structures and conditions

hazardous to life or property in the occupancy of buildings and premises as herein provided.

"Section 20.04.030 - Adoption of Building Code.

"There hereby is adopted as the 'Placentia Building Code,' except as otherwise provided in this Chapter, that certain Code known and designated as the California Building Code, 2016 Edition, as set forth in Title 24, Part 2 of the California Code of Regulations, based on the 2012 International Building Code as published by the International Code Council, including all appendices thereto and including all amendments made herein, and such Code shall be and become the Building Code of the City of Placentia, governing the erection, construction, enlargement, alteration, repair, improving, removal, conversion, demolition, occupancy, equipment use, height, and area of buildings and structures and conditions hazardous to life or property in the occupancy of buildings and premises as herein provided.

"Whenever the California Code of Regulations and State Building Standards Code of Regulations differ from any provision of the Placentia Building Code, said State regulations shall prevail over the provisions of the Placentia Building Code except as specifically modified herein.

"Section 20.04.040 - Definition of Terms.

"Whenever any of the following names or terms are used in the California Building Code, each such name or term shall be deemed and construed to have the meaning ascribed to it in this section as follows:

"(A) 'Building department' means the 'building and safety division' of the City.

"(B) 'Building official' means the chief building official of the City as appointed by the City Administrator of the City, or his or her designee.

"(C) 'City' means the City of Placentia.

"(D) 'Fire Code' means the Placentia Fire Code. 'Fire code official' means the Director of Fire Services of the Orange County Fire Authority, or his or her designee.

"(E) 'Fire code official' means the Director of Fire Services of the Orange County Fire Authority, or his or her

designee.

"(F) 'Local enforcing agency' means the City.

"Section 20.04.050 - Amendments to Building Code.

"The following provisions of the California Building Code hereby are amended to read, in words and figures, as follows:

"Section 110.A. Right of Entry.

"1. The building official shall have the authority to enter any building or premises for the purpose making an inspection to enforce the provisions of this code, or to investigate the existence in any building or upon any premises any conditions or violations(s) of this code, which make the building or premises unsafe, dangerous or hazardous in order to protect the public health, safety and welfare of the City. In addition, the building official is authorized to enter any building or premises in order to inspect the same for purposes of issuing any permit issued or required hereunder.

"2. Except in emergency situations, the building official shall not enter any building or premises without the consent of the owner or occupant thereof, unless he or she possesses a search warrant authorizing entry and search of said building or premises. No person shall hinder or prevent the building official while in the performance of the duties herein described as emergency situations or while in possession of a search warrant, from entering upon and into any and all premises under his or her jurisdiction, at all reasonable hours, for the purpose of inspecting the same to determine whether or not the provisions of this code and all other applicable laws or ordinances pertaining to the protection of persons or property are observed therein.

"Section 202. Emergency Helicopter Landing Facility hereby is added to the California Building Code to read, in words and figures, as follows:

"Emergency Helicopter Landing Facilities shall be defined as set forth in § 202 of the Placentia Fire Code.

"High-Rise building shall be defined as set forth in § 202 of the Placentia Fire Code.

"Section 412.2. Definitions hereby is amended to read, in

words and figures, as follows:

"Additional definitions relative to helicopter flight paths, landing facilities, safety and takeoff and landing areas shall be as set forth in § 1102.1 of the Placentia Fire Code.

"A new § 412.7. Emergency Helicopter Landing Facility hereby is added to the California Building Code to read, in words and figures, as follows:

"Emergency Helicopter Landing Facilities shall be governed by the provisions of §§ 2008 - 2008.1.11 of the Placentia Fire Code.

"Section 701A.3 of the California Building Code hereby is amended to read, in words and figures, as follows:

"701A.3. Application. New buildings located in any Fire Hazard Severity Zone, Special Fire Protection Area, or any Wildland-Urban Interface Fire Area designated by the enforcing agency constructed after the application date, and additions to and remodel of buildings constructed before 2012 located in areas currently designated as such, shall comply with the provisions of this chapter. The provisions shall also apply to additions, remodels, and accessory structures located within 100 feet of a fuel modification zone, vegetation management area, or similar area containing hazardous combustible vegetation, regardless of whether the property is currently located in a designated Fire Hazard Severity Zone, Special Fire Protection Area or Wildland-Urban Interface Fire Area, when materials and/or construction methods for exterior wildfire exposure were previously required at the property by the Building or Fire Code Official.

"A new § 701A.3.2 hereby is added to the California Building Code to read, in words and figures, as follows:

"Section 710A.3.2. Detached accessory structures within 50 feet of an applicable building shall comply with the requirements of this section.

"A new § 710A.4 hereby is added to the California Building Code to read, in words and figures, as follows:

"710A.4 Requirements. Accessory structures shall be constructed of non-combustible or ignition-resistant materials.

"Section 903.2 of the California Building Code hereby is amended to read, in words and figures, as follows:

"903.2 Sprinkler systems. Approved automatic sprinkler systems in buildings and structures shall be provided in accordance with the provisions of § 903.2 of the Placentia Fire Code.

"Section 903.2.8 Group R of the California Building Code hereby is amended to read, in words and figures, as follows:

"Section 903.2.8. Approved automatic sprinkler systems in buildings and structures shall be provided in accordance with the provisions of § 903.2.8 of the Placentia Fire Code.

"Section 903.4 of the California Building Code hereby is amended to read, in words and figures, as follows:

"Section 903.4. Sprinkler System Supervision and Alarms shall be governed by the provisions of § 903.4 of the Placentia Fire Code.

"A new § 903.5.3 hereby is added to the California Building Code to read, in words and figures, as follows:

"Section 903.5.3. Hydraulically calculated systems shall be governed by the provisions of § 903.5.3 of the Placentia Fire Code.

"Section 905.4 of the California Building Code hereby is amended to read, in words and figures, as follows:

"Location of Class I Standpipe Hose Connections shall be governed by the provisions of § 905.4 of the Placentia Fire Code.

"Section 907.2.13 of the California Building Code hereby is amended to read, in words and figures, as follows:

"Section 907.2.13. High-rise Buildings shall be governed by the provisions of § 907.2.13 of the Placentia Fire Code.

"Section 907.3.1 of the California Building Code hereby is amended to read, in words and figures, as follows:

"Section 907.3.1. Duct Smoke Detectors shall be governed by the provisions of § 907.3.1 of the Placentia Fire Code.

"Section 907.5.2.2 of the California Building Code hereby is amended to read, in words and figures, as follows:

"Section 907.5.2.2. Emergency Voice/Alarm Communication System shall be governed by the provisions of § 907.5.2.2 of the Placentia Fire Code.

"Section 907.6.3.2 of the California Building Code hereby is amended to read, in words and figures, as follows:

"Section 907.6.3.2. High-rise Buildings shall be governed by the provisions of § 907.6.3.2 of the Placentia Fire Code.

"Section 907.6.5 Monitoring of the California Building Code hereby is amended to read, in words and figures, as follows:

"Section 907.6.5. Monitoring. High-rise Buildings shall be governed by the provisions of § 907.6.5 of the Placentia Fire Code.

""Table 1505.1 of the California Building Code hereby is amended to read, in words and figures, as follows:

"TABLE 1505.1[a]
"MINIMUM ROOF COVERING CLASSIFICATIONS
"TYPES OF CONSTRUCTION

I A	I B	I IA	I IB	I IIA	I IIB	I V	V A	V B
B	B	B	B	B	B	B	B	B

"For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m^2.
"a. Unless otherwise required in accordance with Chapter 7A.

"Section 1505.1.3 of the California Building Code hereby is amended to read, in words and figures, as follows:

"Section 1505.1.3. Roof coverings within all other areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class B.

"Section 1505.5 of the California Building Code hereby is deleted in its entirety.

"Section 1505.7 of the California Building Code hereby is deleted in its entirety.

"Section 6.8.3 of Chapter 35 of the California Building Code relating to Referenced Standards hereby is amended to read, in words and figures, as follows:

"Section 6.8.3 shall be governed by the provisions of § 6.8.3 of the Placentia Fire Code.

"Section 8.3.3.1 of Chapter 35 of the California Building Code relating to Referenced Standards hereby is amended to read, in words and figures, as follows:

"Section 8.3.3.1 shall be governed by the provisions of § 8.3.3.1 of the Placentia Fire Code.

"Section 8.17.1.1.1 of Chapter 35 of the California Building Code relating to Referenced Standards hereby is amended to read, in words and figures, as follows:

"Section 8.17.1.1.1 shall be governed by the provisions of § 8.17.1.1.1 of the Placentia Fire Code.

"A new § 11.1.1.2 hereby is added to Chapter 35 of the California Building Code relating to Sprinkler Systems to read, in words and figures, as follows:

"Section 11.1.1.2 shall be governed by the provisions of § 11.1.1.2 of the Placentia Fire Code.

"A new § 23.2.1.1 of the California Building Code relating to Sprinkler Systems hereby is amended to read, in words and figures, as follows:

"Section 23.2.1.1 shall be governed by the provisions of § 23.2.1.1 of the Placentia Fire Code.

"Section 6.16.1 of NFPA 13R, Installation of Sprinkler System in Residential Occupancies up to and Including Four Stories in Height, of the California Building Code hereby is

amended to read, in words and figures, as follows:

"Section 6.16.1 shall be governed by the provisions of § 6.16.1 of the Placentia Fire Code.

"A new § 4.1.3 hereby is added to NFPA 13D, Installation of Sprinkler Systems in One and Two-Family Dwellings and Manufactured Homes, of the California Building Code to read, in words and figures, as follows:

"Section 4.1.3 shall be governed by the provisions of § 4.1.5 of the Placentia Fire Code.

"Section 7.1.2 of NFPA 13D, Installation of Sprinkler Systems in One and Two-Family Dwellings and Manufactured Homes, of the California Building Code hereby is amended to read, in words and figures, as follows:

"Section 7.1.2 shall be governed by the provisions of § 7.1.2 of the Placentia Fire Code.

"Section 7.6, Alarms, of NFPA 13D, Installation of Sprinkler Systems in One and Two-Family Dwellings and Manufactured Homes, of the California Building Code hereby is amended to read, in words and figures, as follows:

"Section 7.6 shall be governed by the provisions of § 7.6 of the Placentia Fire Code.

"Section 6.4.5.4.1 of NFPA 14, 2007 Edition, Installation of Standpipe and Hose Systems, of the California Building Code hereby is amended to read, in words and figures, as follows:

"Section 7.3.1.1, Hose Connection Height, of NFPA 14, 2007 Edition, Installation of Standpipe and Hose Systems, of the California Building Code hereby is amended to read, in words and figures, as follows:

"Section 7.3.1.1 shall be governed by the provisions of § 7.3.1.1 of the Placentia Fire Code.

"Section 6.2.11 (5) of NFPA 24, 2010 Edition, Installation of Private Fire Service Mains and Their Appurtenances, of the California Building Code hereby is deleted, in its entirety.

"A new § 6.3.3 hereby is added to NFPA 24, 2010 Edition, Installation of Private Fire Service Mains and Their

Appurtenances, of the California Building Code to read, in words and figures, as follows:

"Section 6.3.3 shall be governed by the provisions of § 6.3.3 of the Placentia Fire Code.

"A new § 10.1.6.3 hereby is added to NFPA 24, 2010 Edition, Installation of Private Fire Service Mains and Their Appurtenances, of the California Building Code to read, in words and figures, as follows:

"Section 10.1.6.3 shall be governed by the provisions of § 10.1.6.3 of the Placentia Fire Code.

"Section 10.3.5.2 of NFPA 24, 2010 Edition, Installation of Private Fire Service Mains and Their Appurtenances, of the California Building Code hereby is amended to read, in words and figures, as follows:

"Section 10.3.5.2 shall be governed by the provisions of § 10.3.5.2 of the Placentia Fire Code.

"Section 10.3.5.3 of NFPA 24, 2010 Edition, Installation of Private Fire Service Mains and Their Appurtenances, of the California Building Code hereby is amended to read, in words and figures, as follows:

"Section 10.3.5.3 shall be governed by the provisions of § 10.3.5.2 of the Placentia Fire Code.

"Section 10.6.3.1 of NFPA 24, 2010 Edition, Installation of Private Fire Service Mains and Their Appurtenances, of the California Building Code hereby is amended to read, in words and figures, as follows:

"Section 10.6.3.1 shall be governed by the provisions of § 10.6.3.1 of the Placentia Fire Code.

"Section 10.6.5 of NFPA 24, 2010 Edition, Installation of Private Fire Service Mains and Their Appurtenances, of the California Building Code hereby is amended to read, in words and figures, as follows:

"Section 10.6.5 shall be governed by the provisions of § 10.6.5 of the Placentia Fire Code.

"Section 26.2.3.1, Fire Alarm Control Units, of NFPA 72, 2010 Edition National Fire Alarm Code, of the California Building Code hereby is amended to read, in words and figures, as follows:

"Section 20.04.060 - Enforcement and Inspections.

"The Placentia Building Code, as set forth in this Chapter 20.04 shall be enforced by the building official or his or her designee.

"Section 20.04.070 - Fees.

"Notwithstanding any provision of the Placentia Building Code as hereby adopted, all fees for services provided pursuant to the Placentia Building Code shall approved by resolution therefor as adopted by the City Council of the City of Placentia pursuant to the provisions of California Government Code § 66016, *et seq.* In addition to any other fee(s) to be charged hereunder, any person, firm, partnership or corporation initiating or engaging in any work without the permit therefor as required hereunder shall pay, a penalty equal to 100% of the fee for the requisite permit if issued after such work commences, is initiated or engaged in by such person, firm, partnership or corporation.

"Section 20.04.080 - Copy filed.

"One (1) copy of the California Building Code, 2016 Edition, based on the 2012 International Building Code as published by the International Code Council, including all appendices thereto and including all amendments made herein is on file in the office of the Building Official pursuant to the requirements of California Health and Safety Code § 18942(e)(1) and is available for public inspection."

SECTION 7. A new Chapter 20.08 hereby is added to Title 20 of the Placentia Municipal Code to read, in words and figures, as follows:

"Chapter 20.08

"California Residential Code, 2016 Edition

"Sections:

"20.08.010	**Title**
"20.08.020	**Purpose**
"20.08.030	**Adoption of Residential Code**
"20.08.040	**Definition of Terms**
"20.08.050	**Amendments to Residential Code**
"20.08.060	**Enforcement and Inspections**
"20.08.070	**Fees**
"20.08.080	**Copy filed**

"Section 20.08.010 - Title.

"This Chapter shall be known as the 'Placentia Residential Code.'

"Section 20.08.020 - Purpose.

"The purpose of this Chapter is to prescribe regulations for erecting, construction, enlargement, alteration, repair, improving, removal, conversion, demolition, occupancy, equipment use, height, and area of buildings and structures and conditions hazardous to life or property in the occupancy of residential buildings and premises as herein provided.

"Section 20.08.030 - Adoption of Residential Code.

"There hereby is adopted as the 'Placentia Residential Code,' except as otherwise provided in this Chapter, that certain Code known and designated as the California Residential Code, 2016 Edition, as set forth in Title 24, Part 2.5 of the California Code of Regulations, based on the 2012 International Residential Code as published by the International Code Council, including all appendices thereto and including all amendments made herein, and such Code shall be and become the Building Code of the City of Placentia, governing the erection, construction, enlargement, alteration, repair, improving, removal, conversion, demolition, occupancy, equipment use, height, and area of buildings and structures and conditions hazardous to life or property in the occupancy of residential buildings and premises as herein provided.

"Whenever the California Code of Regulations and State Building Standards Code of Regulations differ from any provision of the Placentia Residential Code, said State regulations shall prevail over the provisions of the Placentia Residential Code except as specifically modified herein.

"Section 20.08.040 - Definition of Terms.

"Whenever any of the following names or terms are used in the California Residential Code, each such name or term shall be deemed and construed to have the meaning ascribed to it in this section as follows:

"(A) 'Building department' means the 'building and safety division' of the City.

"(B) 'Building official' means the chief building official of the City as appointed by the City Administrator of the City, or his or her designee.

"(C) 'City' means the City of Placentia.

"(D) 'Fire Code' means the Placentia Fire Code. '

"(E) 'Fire code official' means the Director of Fire Services of the Orange County Fire Authority, or his or her designee.

"(F) 'Jurisdiction' means the City.

"(G) 'Local enforcing agency' means the City.

"Section 20.08.050 - Amendments to Residential Code.

"The following provisions of the California Residential Code hereby are amended to read, in words and figures, as follows:

Chapter 2

Definitions

Chapter 2 Definitions is adopted in its entirety with the following amendment:

Section 202 Definitions is hereby revised by adding "OCFA" and

"Spark Arrester" as follows:

OCFA: *Orange County Fire Authority, fire authority having jurisdiction.*

SPARK ARRESTER. *A listed device constructed of noncombustible material specifically for the purpose of meeting one of the following conditions:*

3. *Removing and retaining carbon and other flammable particles/debris from the exhaust flow of an internal combustion engine in accordance with California Vehicle Code Section 38366.*
4. *Fireplaces that burn solid fuel in accordance with California Building Code Chapter 28.*

Chapter 3

Building Planning

Chapter 3 Building Planning is adopted in its entirety with the following amendments and additions:

Section R301.9 Fuel Modification Requirements for New Construction is hereby added as follows:

R301.9 Fuel Modification Requirements for New Construction. *All new structures and facilities adjoining land containing hazardous combustible vegetation shall be approved and in accordance with the requirements of OCFA Guideline C-05 "Vegetation Management Guideline - Technical Design for new Construction Fuel Modification Plans and Maintenance Program."*

Section R309.6 Fire sprinkler attached garages, and carports with habitable space above is hereby amended by modifying the exception as follows:

Exception: An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing carports and/or garages that do not have an automatic ~~residential~~ fire sprinkler system installed ~~in accordance with this section~~ *unless a sprinkler system is required in accordance with California Fire Code Section 903.2.8.*

Section R313.1 Townhouse automatic fire sprinkler systems is hereby amended by modifying the exception as follows:

> **Exception:** An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing townhouses that do not have an automatic ~~residential~~ fire sprinkler system installed *unless a sprinkler system is required in accordance with California Fire Code Section 903.2.8.*

Section R313.2 One- and two-family dwellings automatic fire sprinkler systems is hereby amended by modifying the exception as follows:

> **Exception:** An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic ~~residential~~ sprinkler system *unless a sprinkler system is required in accordance with California Fire Code Section 903.2.8.*

Section R313.3.6.2.2 Calculation procedure is hereby revised as follows:

> **Section R313.3.6.2.2 Calculation procedure.** Determination of the required size for water distribution piping shall be in accordance with the following procedure *and California Fire Code Section 903.3.5.3.*
>
> **(The remainder of the section is unchanged)**

Section R319.1 Address identification is hereby revised as follows:

> **R319 Site Address.** *New and existing* buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches in height with a stroke width of not less than 0.5 inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access

is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

Section R337.1.3 Application is hereby revised as follows:

R337.1.3 Application. New buildings located in any Fire Hazard Severity Zone or any Wildland-Urban Interface Fire Area designated by the enforcing agency constructed after the application date, *and additions to and remodel of buildings constructed before 2012 located in areas currently designated as such*, shall comply with the provisions of this chapter. *The provisions shall also apply to additions, remodels, and accessory structures located within 100 feet of a fuel modification zone, vegetation management area, or similar area containing hazardous combustible vegetation, regardless of whether the property is currently located in a designated Fire Hazard Severity Zone or Wildland-Urban Interface Area, when materials and/or construction methods for exterior wildfire exposure were previously required at the property by the Building or Fire Code Official.*

Exceptions:

1. Buildings of an accessory character classified as a Group U occupancy and not exceeding 120 square feet in floor area, when located at least 30 feet from an applicable building.
2. Buildings of an accessory character classified as a Group U occupancy of any size located at least 50 feet from an applicable building.
3. Buildings classified as a Group U Agricultural Building, as defined in Section 202 of this code (see also Appendix C - Group U Agricultural Buildings), when located at least 50 feet from an applicable building.
~~*4. Additions to and remodels of buildings originally constructed prior to the applicable application date.*~~

Section R337.1.6 Fuel Modification Requirements for New Construction is hereby added as follows:

R337.1.6 Fuel Modification Requirements for New Construction. *All new buildings to be built or installed in a Wildfire Risk Area shall comply with the following:*

6. *Preliminary fuel modification plans shall be submitted to and approved by the fire code official prior to or concurrently with the approval of any tentative map.*

7. *Final fuel modification plans shall be submitted to and approved by the fire code official prior to the issuance of a grading permit.*

8. *The fuel modification plans shall meet the criteria set forth in the Fuel Modification Section of OCFA Guideline C-05 "Vegetation Management Guideline – Technical Design for New Construction Fuel Modification Plans and Maintenance Program."*

   3.1. *The fuel modification plan shall include provisions for the maintenance of the fuel modification in perpetuity.*

9. *The fuel modification plan may be altered if conditions change. Any alterations to the fuel modification areas shall have prior approval from the fire code official.*

10. *All elements of the fuel modification plan shall be maintained in accordance with the approved plan and are subject to the enforcement process outlined in the Fire Code.*

Chapter 10

Chimneys and Fireplaces

Chapter 10 Chimneys and Fireplaces is adopted in its entirety with the following amendments:

Section R1001.13 Outdoor Fireplaces, Fire Pits, Fire Rings, or similar devices is hereby added as follows:

R1001.14 Outdoor Fireplaces, Fire Pits, Fire Rings, or similar devices. *Outdoor fireplaces, fire pits, fire rings, or similar exterior devices shall comply with this section.*

Exception: *Barbeques, grills, and other portable devices intended solely for cooking*

Section R1001.13.1 Gas-fueled devices is hereby added as

follows:

R1001.13.1 Gas-fueled devices. *Outdoor fireplaces, fire pits and similar devices fueled by natural gas or liquefied-petroleum gas are allowed when approved by the Building Department and the device is designed to only burn a gas flame and not wood or other solid fuel. At R-3 occupancies, combustible construction shall not be located within three feet of an atmospheric column that extends vertically from the perimeter of the device. Where a permanent Building Department approved hood and vent is installed, combustible construction may encroach upon this column between the bottom of the hood and the vent opening. Where chimneys or vents are installed, they shall have a spark arrester in accordance with Section R1003.9.2.*

Section R1001.13.2 Devices using wood or fuels other than natural gas or liquefied-petroleum gas is hereby added as follows:

R1001.13.2 Devices using wood or fuels other than natural gas or liquefied-petroleum gas. *Fireplaces burning wood or other solid fuel shall be constructed in accordance with Section R1001. Fires in a fireplace shall be contained within a firebox with an attached chimney. The opening in the face of the firebox shall have an installed and maintained method of arresting sparks. The burning of wood or other solid fuel in a device is not allowed within 15 feet of combustible structures, unless within a permanent or portable fireplace.*

Section R1001.13.3 Devices using wood or fuels other than natural gas or liquefied-petroleum gas is hereby added as follows:

R1001.13.3 Where prohibited. *The burning of wood and other solid fuels shall not be conducted within a fuel modification zone. Wood and other solid fuel burning fires in devices other than permanent fireplaces are not allowed within Wildfire Risk Areas (WRA) and adopted Fire Hazard Severity Zones (FHSZ) or in locations where conditions could cause the spread of fire to the WRA or FHSZ, unless determined by the Fire Code Official that the location or design of the device should reasonably prevent the start of a wildfire.*

Chapter 44
Referenced Standards

Chapter 44 Referenced Standards is adopted in its entirety with the following amendments:

NFPA 13, 2016 Edition, Standard for the Installation of Sprinkler Systems is hereby amended as follows:

Section 6.7.3 is hereby revised as follows:

6.7.3 Fire department connections *(FDC)* shall be of an approved type. *The location shall be approved and be no more than 150 feet from a public hydrant. The FDC may be located within 150 feet of a private fire hydrant when approved by the fire code official. The size of piping and the number of 2½" inlets shall be approved by the fire code official. If acceptable to the water authority, it may be installed on the backflow assembly. Fire department inlet connections shall be painted OSHA safety red or as approved. When the fire sprinkler density design requires more than 500 gpm (including inside hose stream demand), or a standpipe system is included, four 2½" inlets shall be provided.*

Section 8.3.3.1 is hereby revised as follows:

8.3.3.1 *When fire sprinkler systems are installed in shell buildings of undetermined use (Spec Buildings) other than warehouses (S occupancies), fire sprinklers of the quick-response type shall be used. Use is considered undetermined if a specific tenant/occupant is not identified at the time the fire sprinkler plan is submitted.* Sprinklers in light hazard occupancies shall be one of the following:

(7) Quick-response type as defined in 3.6.4.8
(8) Residential sprinklers in accordance with the requirements of 8.4.5
(9) Quick response CMSA sprinklers
(10) ESFR sprinklers
(11) Standard-response sprinklers used for modifications or additions to existing light hazard systems equipped with standard-response sprinklers

(12) Standard-response sprinklers used where individual standard-response sprinklers are replaced in existing light hazard systems

Section 11.1.1.1 is hereby added as follows:

11.1.1.1 *When fire sprinkler systems are required in buildings of undetermined use other than warehouses, they shall be designed and installed to have a fire sprinkler density of not less than that required for an Ordinary Hazard Group 2 use, with no reduction(s) in density or design area. Warehouse fire sprinkler systems shall be designed to Figure 16.2.1.3.2 (d) curve "G". Use is considered undetermined if a specific tenant/occupant is not identified at the time the sprinkler plan is submitted. Where a subsequent use or occupancy requires a system with greater capability, it shall be the responsibility of the occupant to upgrade the system to the required density for the new use or occupancy.*

Section 11.2.3.1.1.1 is hereby added as follows:

11.2.3.1.1.1 *The available water supply for fire sprinkler system design shall be determined by one of the following methods, as approved by the fire code official:*

4) *Subtract the project site elevation from the low water level for the appropriate pressure zone and multiply the result by 0.433;*
5) *Use a maximum of 40 psi, if available;*
6) *Utilize the OCFA water-flow test form/directions to document a flow test conducted by the local water agency or an approved third party licensed in the State of California.*

NFPA 13D 2016 Edition, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes is hereby amended as follows:

Section 7.1.2 is hereby revised as follows:

7.1.2 The sprinkler system piping shall not have separate control valves installed unless supervised by *a central station, proprietary, or remote station alarm service.* ~~one of the following methods:~~

~~(1) Central station, proprietary, or remote station alarm service.~~
~~(2) Local alarm service that causes the sounding of an audible signal at a constantly attended location.~~
~~(3) Valves that are locked open~~.

Appendix O

Vehicular Gates

Appendix O Vehicular Gates is adopted with only the section indicated below:

SECTION AO103.3 Vehicular gates or other barriers across required fire apparatus access roads is added as follows:

> ***AO103.3 Vehicular gates or other barriers across required fire apparatus access roads.*** *The installation of gates or other barriers across a required fire apparatus access road shall be approved by the fire code official. Gates or barriers shall be in accordance with Orange County Fire Authority Guideline B-09 "Fire Master Plans for Commercial and Residential Development".*

"Chapter 20.12

"California Plumbing Code, 2016 Edition

"Sections:

"20.12.010	**Title**
"20.12.020	**Purpose**
"20.12.030	**Adoption of Plumbing Code**
"20.12.040	**Definition of Terms**
"20.12.050	**Amendments to Plumbing Code**
"20.12.060	**Enforcement and Inspections**
"20.12.070	**Fees**
"18.12.080	**Copy filed**

"Section 20.12.010 - Title.

"This Chapter shall be known as the 'Placentia Plumbing Code.'

"Section 20.12.020 - Purpose.

"The purpose of this Chapter is to prescribe regulations for construction, enlargement, alteration, repair, improving, removal, conversion, demolition, equipment use, plumbing systems, materials

and appurtenances and conditions hazardous to life or property in the occupancy of buildings and premises as herein provided.

"Section 18.12.030 - Adoption of Plumbing Code.

"There hereby is adopted as the 'Placentia Plumbing Code,' except as otherwise provided in this Chapter, that certain Code known and designated as the California Plumbing Code, 2016 Edition, as set forth in Title 24, Part 5 of the California Code of Regulations, based on the 2012 Uniform Plumbing Code, including all appendices thereto and including all amendments made herein, and such Code shall be and become the Plumbing Code of the City of Placentia, governing the construction, enlargement, alteration, repair, improving, removal, conversion, demolition, equipment use, plumbing systems, materials and appurtenances and conditions hazardous to life or property in the occupancy of buildings and premises as herein provided.

"Whenever the California Code of Regulations and State Building Standards Code of Regulations differ from any provision of the Placentia Plumbing Code, said State regulations shall prevail over the provisions of the Placentia Plumbing Code except as specifically modified herein.

"Section 20.12.040 - Definition of Terms.

"Whenever any of the following names or terms are used in the California Plumbing Code, each such name or term shall be deemed and construed to have the meaning ascribed to it in this section as follows:

"(A) 'Authority having jurisdiction' means the City of Placentia.

"(B) 'Building department' means the 'building and safety division' of the City.

"(C) 'Building official' means the chief building official of the City as appointed by the City Administrator of the City, or his or her designee.

"(D) 'City' means the City of Placentia.

"(E) 'Fire Code' means the Placentia Fire Code.

"(F) 'Fire code official' means the Director of Fire Services of the Orange County Fire Authority, or his or her

designee.

"(G) "Jurisdiction' means the City.

"(H) 'Local enforcing agency' means the City.

"Section 20.12.050 - Amendments to Plumbing Code.

"The following provisions of the California Plumbing Code hereby are amended to read, in words and figures, as follows:

"Section 110.A. Right of Entry.

"1. The building official shall have the authority to enter any building or premises for the purpose making an inspection to enforce the provisions of this code, or to investigate the existence in any building or upon any premises any conditions or violations(s) of this code, which make the building or premises unsafe, dangerous or hazardous in order to protect the public health, safety and welfare of the City. In addition, the building official is authorized to enter any building or premises in order to inspect the same for purposes of issuing any permit issued or required hereunder.

"2. Except in emergency situations, the building official shall not enter any building or premises without the consent of the owner or occupant thereof, unless he or she possesses a search warrant authorizing entry and search of said building or premises. No person shall hinder or prevent the building official while in the performance of the duties herein described as emergency situations or while in possession of a search warrant, from entering upon and into any and all premises under his or her jurisdiction, at all reasonable hours, for the purpose of inspecting the same to determine whether or not the provisions of this code and all other applicable laws or ordinances pertaining to the protection of persons or property are observed therein.

"Section 20.12.060 - Enforcement and Inspections.

"The Placentia Plumbing Code, as set forth in this Chapter 20.12 shall be enforced by the building official or his or her designee.

"Section 20.12.070 - Fees.

"Notwithstanding any provision of the Placentia Residential

Code as hereby adopted, all fees for services provided pursuant to the Placentia Residential Code shall approved by resolution therefor as adopted by the City Council of the City of Placentia pursuant to the provisions of California Government Code § 66016, *et seq.* In addition to any other fee(s) to be charged hereunder, any person, firm, partnership or corporation initiating or engaging in any work without the permit therefor as required hereunder shall pay, a penalty equal to 100% of the fee for the requisite permit if issued after such work commences, is initiated or engaged in by such person, firm, partnership or corporation.

"Section 20.12.080 - Copy filed.

"One (1) copy of the California Plumbing Code, 2016 Edition, based on the 2012 Uniform Plumbing Code, including all appendices thereto and including all amendments made herein is on file in the office of the Building Official pursuant to the requirements of California Health and Safety Code § 18942(e)(1) and is available for public inspection."

Section 7. A new Chapter 20.16 hereby is added to Title 20 of the Placentia Municipal Code to read, in words and figures, as follows:

"Chapter 20.16

"California Electrical Code, 2016 Edition

"Sections:

"20.16.010	**Title**
"20.16.020	**Purpose**
"20.16.030	**Adoption of Electrical Code**
"20.16.040	**Definition of Terms**
"20.16.050	**Amendments to Electrical Code**
"20.16.060	**Enforcement and Inspections**
"20.16.070	**Fees**
"20.16.080	**Copy filed**

"Section 20.16.010 - Title.

"This Chapter shall be known as the 'Placentia Electrical Code.'

"Section 20.16.020 - Purpose.

"The purpose of this Chapter is to prescribe regulations for construction, enlargement, alteration, repair, improving, removal, conversion, demolition, equipment use, electrical systems, materials and appurtenances and conditions hazardous to life or property in the occupancy of buildings and premises as herein provided.

"Section 20.16.030 - Adoption of Electrical Code.

"There hereby is adopted as the 'Placentia Electrical Code,' except as otherwise provided in this Chapter, that certain Code known and designated as the California Electrical Code, 2016 Edition, as set forth in Title 24, Part 3 of the California Code of Regulations, based on the 2011 National Electrical Code, including all appendices thereto and including all amendments made herein, and such Code shall be and become the Electrical Code of the City of Placentia, governing the construction, enlargement, alteration, repair, improving, removal, conversion, demolition, equipment use, electrical systems, materials and appurtenances and conditions hazardous to life or property in the occupancy of buildings and premises as herein provided.

"Whenever the California Code of Regulations and State Building Standards Code of Regulations differ from any provision of the Placentia Electrical Code, said State regulations shall prevail over the provisions of the Placentia Electrical Code except as specifically modified herein.

"Section 20.16.040 - Definition of Terms.

"Whenever any of the following names or terms are used in the California Electrical Code, each such name or term shall be deemed and construed to have the meaning ascribed to it in this section as follows:

"(A) 'Authority having jurisdiction' means the City of Placentia.

"(B) 'Building department' means the 'building and safety division' of the City.

"(C) 'Chief Electrical Inspector' means the chief building official of the City as appointed by the City Administrator of the City, or his or her designee.

"(D) 'City' means the City of Placentia.

"(E) 'Fire Code' means the Placentia Fire Code.

"(F) 'Fire code official' means the Director of Fire Services of the Orange County Fire Authority, or his or her designee.

"(G) 'Jurisdiction' means the City.

"(H) 'Local enforcing agency' means the City.

"Section 20.16.050 - Amendments to Electrical Code.

"The following provisions of the California Electrical Code hereby are amended to read, in words and figures, as follows:

"Section 80.10. Right of Entry.

"A. The building official shall have the authority to enter any building or premises for the purpose making an inspection to enforce the provisions of this code, or to investigate the existence in any building or upon any premises any conditions or violations(s) of this code, which make the building or premises unsafe, dangerous or hazardous in order to protect the public health, safety and welfare of the City. In addition, the building official is authorized to enter any building or premises in order to inspect the same for purposes of issuing any permit issued or required hereunder.

"B. Except in emergency situations, the building official shall not enter any building or premises without the consent of the owner or occupant thereof, unless he or she possesses a search warrant authorizing entry and search of said building or premises. No person shall hinder or prevent the building official while in the performance of the duties herein described as emergency situations or while in possession of a search warrant, from entering upon and into any and all premises under his or her jurisdiction, at all reasonable hours, for the purpose of inspecting the same to determine whether or not the provisions of this code and all other applicable laws or ordinances pertaining to the protection of persons or property are observed therein.

"Section 20.12.060 - Enforcement and Inspections.

"The Placentia Electrical Code, as set forth in this Chapter 20.12 shall be enforced by the building official or his or her designee.

"Section 20.12.070 - Fees.

"Notwithstanding any provision of the Placentia Electrical Code as hereby adopted, all fees for services provided pursuant to the Placentia Electrical Code shall approved by resolution therefor as adopted by the City Council of the City of Placentia pursuant to the provisions of California Government Code § 66016, *et seq.* In addition to any other fee(s) to be charged hereunder, any person, firm, partnership or corporation initiating or engaging in any work without the permit therefor as required hereunder shall pay a penalty equal to 100% of the fee for the requisite permit if issued after such work commences, is initiated or engaged in by such person, firm, partnership or corporation.

"Section 20.12.080 - Copy filed.

"One (1) copy of the California Electrical Code, 2016 Edition, as set forth in Title 24, Part 3 of the California Code of Regulations, based on the 2011 National Electrical, including all appendices thereto and including all amendments made herein is on file in the office of the Building Official pursuant to the requirements of California Health and Safety Code § 18942(e)(1) and is available for public inspection."

Section 8. A new Chapter 20.20 hereby is added to Title 20 of the Placentia Municipal Code to read, in words and figures, as follows:

"Chapter 20.20

"California Mechanical Code, 2016 Edition

"Sections:

"20.20.010	**Title**
"20.20.020	**Purpose**
"20.20.030	**Adoption of Mechanical Code**
"20.20.040	**Definition of Terms**
"20.20.050	**Amendments to Mechanical Code**
"20.20.060	**Enforcement and Inspections**
"20.20.070	**Fees**
"20.20.080	**Copy filed**

"Section 20.20.010 - Title.

"This Chapter shall be known as the 'Placentia Mechanical Code.'

"Section 20.20.020 - Purpose.

"The purpose of this Chapter is to prescribe regulations for construction, enlargement, alteration, repair, improving, removal, conversion, demolition, equipment use, mechanical systems, materials and appurtenances and conditions hazardous to life or property in the occupancy of buildings and premises as herein provided.

"Section 20.20.030 - Adoption of Mechanical Code.

"There hereby is adopted as the 'Placentia Mechanical Code,' except as otherwise provided in this Chapter, that certain Code known and designated as the California Mechanical Code, 2016 Edition, as set forth in Title 24, Part 4 of the California Code of Regulations, based on the 2012 Uniform Mechanical Code, including all appendices thereto and including all amendments made herein, and such Code shall be and become the Mechanical Code of the City of Placentia, governing the construction, enlargement, alteration, repair, improving, removal, conversion, demolition, equipment use, electrical systems, materials and appurtenances and conditions hazardous to life or property in the occupancy of buildings and premises as herein provided.

"Whenever the California Code of Regulations and State Building Standards Code of Regulations differ from any provision of the Placentia Mechanical Code, said State regulations shall prevail over the provisions of the Placentia Mechanical Code except as specifically modified herein.

"Section 20.20.040 - Definition of Terms.

"Whenever any of the following names or terms are used in the California Mechanical Code, each such name or term shall be deemed and construed to have the meaning ascribed to it in this section as follows:

"(A) 'Authority having jurisdiction' means the City of Placentia.

"(B) 'Building department' means the 'building and safety division' of the City.

"(C) 'Mechanical inspector' means the chief building

official of the City as appointed by the City Administrator of the City, or his or her designee.

"(D) 'City' means the City of Placentia.

"(E) 'Fire Code' means the Placentia Fire Code.

"(F) 'Fire code official' means the Director of Fire Services of the Orange County Fire Authority, or his or her designee.

"(G) "Jurisdiction' means the City.

"(H) 'Local enforcing agency' means the City.

"Section 20.20.050 - Amendments to Mechanical Code.

"The following provisions of the California Mechanical Code hereby are amended to read, in words and figures, as follows:

"A new Section 1.8.3A. Right of Entry hereby is added to the California Mechanical Code to read, in words and figures, as follows:

"1. The building official shall have the authority to enter any building or premises for the purpose making an inspection to enforce the provisions of this code, or to investigate the existence in any building or upon any premises any conditions or violations(s) of this code, which make the building or premises unsafe, dangerous or hazardous in order to protect the public health, safety and welfare of the City. In addition, the building official is authorized to enter any building or premises in order to inspect the same for purposes of issuing any permit issued or required hereunder.

"2. Except in emergency situations, the building official shall not enter any building or premises without the consent of the owner or occupant thereof, unless he or she possesses a search warrant authorizing entry and search of said building or premises. No person shall hinder or prevent the building official while in the performance of the duties herein described as emergency situations or while in possession of a search warrant, from entering upon and into any and all premises under his or her jurisdiction, at all reasonable hours, for the purpose of inspecting the same to determine whether or not the provisions of this code and all other applicable laws or

ordinances pertaining to the protection of persons or property are observed therein.

"Section 20.20.060 - Enforcement and Inspections.

"The Placentia Mechanical Code, as set forth in this Chapter 20.20 shall be enforced by the building official or his or her designee.

"Section 20.20.070 - Fees.

"Notwithstanding any provision of the Placentia Mechanical Code as hereby adopted, all fees for services provided pursuant to the Placentia Mechanical Code shall approved by resolution therefor as adopted by the City Council of the City of Placentia pursuant to the provisions of California Government Code § 66016, *et seq.* In addition to any other fee(s) to be charged hereunder, any person, firm, partnership or corporation initiating or engaging in any work without the permit therefor as required hereunder shall pay a penalty equal to 100% of the fee for the requisite permit if issued after such work commences, is initiated or engaged in by such person, firm, partnership or corporation.

"Section 20.20.080 - Copy filed.

"One (1) copy of the California Mechanical Code, 2016 Edition, based on the 2012 Uniform Mechanical Code, including all appendices thereto and including all amendments made herein is on file in the office of the building official pursuant to the requirements of California Health and Safety Code § 18942(e)(1) and is available for public inspection."

Section 9. A new Chapter 20.56 hereby is added to Title 20 of the Placentia Municipal Code to read, in words and figures, as follows:

"Chapter 20.56

"California Green Building Standards Code, 2016 Edition

"Sections:

"20.56.010	**Title**
"20.56.020	**Purpose**
"20.56.030	**Adoption of Green Building Standards Code**
"20.56.040	**Definition of Terms**

"20.56.050	**Amendments to Green Building Standards Code**
"20.56.060	**Enforcement and Inspections**
"20.56.070	**Fees**
"20.56.080	**Copy filed**

"Section 20.56.010 - Title.

"This Chapter shall be known as the 'Placentia Green Building Standards Code.'

"Section 20.56.020 - Purpose.

"The purpose of this Chapter is to prescribe regulations for construction, enlargement, alteration, repair, improving, removal, conversion, demolition, equipment use, building systems, materials and appurtenances in order to optimize use of renewable resources and minimize effects on the environment.

"Section 20.56.030 - Adoption of Green Building Standards Code.

"There hereby is adopted as the 'Placentia Green Building Standards Code,' except as otherwise provided in this Chapter, that certain Code known and designated as the California Green Building Standards Code, 2016 Edition, as set forth in Title 24, Part 11 of the California Code of Regulations, including all appendices thereto and including all amendments made herein, and such Code shall be and become the Green Building Standards Code of the City of Placentia, governing the construction, enlargement, alteration, repair, improving, removal, conversion, demolition, equipment use, electrical systems, materials and appurtenances in order to optimize use of renewable resources and minimize effects on the environment.

"Whenever the California Code of Regulations and State Building Standards Code of Regulations differ from any provision of the Placentia Green Building Standards Code, said State regulations shall prevail over the provisions of the Placentia Green Building Standards Code except as specifically modified herein.

"Section 20.56.040 - Definition of Terms.

"Whenever any of the following names or terms are used in the California Green Building Standards Code, each such name or term shall be deemed and construed to have the meaning ascribed

to it in this section as follows:

"(A) 'Authority having jurisdiction' means the City of Placentia.

"(B) 'Building department' means the 'building and safety division' of the City.

"(C) 'Building Official' means the chief building official of the City as appointed by the City Administrator of the City, or his or her designee.

"(D) 'City' means the City of Placentia.

"(E) 'Fire Code' means the Placentia Fire Code.

"(F) 'Fire code official' means the Director of Fire Services of the Orange County Fire Authority, or his or her designee.

"(G) "Jurisdiction' means the City.

"(H) 'Local enforcing agency' means the City.

"Section 20.56.050 - Amendments to Green Building Standards Code.

"The following provisions of the California Green Building Standards Code hereby are amended to read, in words and figures, as follows:

"A new § 101A. Right of Entry hereby is added to the California Green Building Standards Code to read, in words and figures, as follows:

"1. The building official shall have the authority to enter any building or premises for the purpose making an inspection to enforce the provisions of this code, or to investigate the existence in any building or upon any premises any conditions or violations(s) of this code, which make the building or premises unsafe, dangerous or hazardous in order to protect the public health, safety and welfare of the City. In addition, the building official is authorized to enter any building or premises in order to inspect the same for purposes of issuing any permit issued or required hereunder.

"2. Except in emergency situations, the building official shall not enter any building or premises without the consent of the owner or occupant thereof, unless he or she possesses a

search warrant authorizing entry and search of said building or premises. No person shall hinder or prevent the building official while in the performance of the duties herein described as emergency situations or while in possession of a search warrant, from entering upon and into any and all premises under his or her jurisdiction, at all reasonable hours, for the purpose of inspecting the same to determine whether or not the provisions of this code and all other applicable laws or ordinances pertaining to the protection of persons or property are observed therein.

"Section 202 of the California Green Building Standards Code hereby is amended to read, in words and figures, as follows:

"Sustainability. Consideration of present development and construction impacts on the community, the economy, and the environment without compromising the needs of the future.

"Section 4.304.1 of the California Green Building Standards Code hereby is amended to read, in words and figures, as follows:

"Irrigation controllers. Automatic irrigation system controllers for landscaping provided and installed at the time of final inspection and shall comply with the following:

"1. Controllers shall be weather- or soil moisture-based irrigation controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.

"2. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects of communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.

"Section 20.56.060 - Enforcement and Inspections.

"The Placentia Green Building Standards Code, as set forth in this Chapter 20.56 shall be enforced by the building official or his or her designee.

"Section 20.56.070 - Fees.

"Notwithstanding any provision of the Placentia Green Building Standards Code as hereby adopted, all fees for services provided pursuant to the Placentia Green Building Standards Code shall approved by resolution therefor as adopted by the City Council of the City of Placentia pursuant to the provisions of

California Government Code § 66016, *et seq.* In addition to any other fee(s) to be charged hereunder, any person, firm, partnership or corporation initiating or engaging in any work without the permit therefor as required hereunder shall pay a penalty equal to 100% of the fee for the requisite permit if issued after such work commences, is initiated or engaged in by such person, firm, partnership or corporation.

"Section 20.56.080 - Copy filed.

"One (1) copy of the California Green Building Standards Code, 2016 Edition, as set forth in Title 24, Part 11 of the California Code of Regulations, including all appendices thereto and including all amendments made herein is on file in the office of the building official pursuant to the requirements of California Health and Safety Code § 18942(e)(1) and is available for public inspection."

Section 10. Penalty for Violation.

It shall be unlawful for any person, firm, partnership or corporation to violate any provision or to fail to comply with any of the requirements of this Ordinance hereby adopted. Any person, firm, partnership or corporation violating any provision of this Ordinance or failing to comply with any of its requirements shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punished by a fine not exceeding One Thousand Dollars ($1,000.00), or by imprisonment not exceeding six (6) months, or by both such fine and imprisonment. Each and every person, firm, partnership, or corporation shall be deemed guilty of a separate offense for each and every day or any portion thereof during which any violation of any of the provisions of this Ordinance is committed, continued or permitted by such person, firm, partnership or corporation, and shall be deemed punishable therefor as provided in this Ordinance.

SECTION 8. Severability.

The City Council declares that, should any provision, section, paragraph, sentence or word of this Ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences and words of this Ordinance shall remain in full force

and effect.

SECTION 9. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same, or the summary thereof, to be published and posted pursuant to the provisions of law and this Ordinance shall take effect January 5, 2017.

PASSED, ADOPTED and APPROVED this 6th day of December, 2016.

JEREMY B. YAMAGUCHI, MAYOR

ATTEST:

PATRICK J. MELIA, CITY CLERK

CITY OF PLACENTIA INCORPORATED DEC 2, 1926 CALIFORNIA

I, PATRICK J. MELIA, City Clerk of the City of Placentia, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council held on the 15th day of November, 2016 and was finally adopted at a regular meeting held on the 6th day of December, 2016, by the following vote:

AYES: NELSON, UNDERHILL, WANKE, GREEN, YAMAGUCHI
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

PATRICK J. MELIA, CITY CLERK

APPROVED AS TO FORM

CHRISTIAN BETTENHAUSEN, CITY ATTORNEY