

ORDINANCE NO. 996

AN ORDINANCE OF THE CITY OF LOS BANOS ADOPTING CHANGES TO CERTAIN SECTIONS IN TITLE 4 OF THE LOS BANOS MUNICIPAL CODE INCLUDING THE ADOPTION OF THE 2000 UNIFORM FIRE CODE AND THE 2001 CALIFORNIA FIRE CODE

The City Council of the City of Los Banos does ordain as follows:

Section 1. The following sections of the Los Banos Municipal Code are hereby amended to read as follows:

Title 4 – Public Safety
Chapter 3: Fire Prevention Code

Section: 4-3.01 Adoption of the Uniform Fire Code 2000 Edition

There is hereby adopted by the City Of Los Banos, for the purpose of prescribing regulations governing conditions hazardous to life and property from fire, hazardous materials or explosion, that certain Code known as the Uniform Fire Code 2000, including Appendix Chapters 1-A through V1-1 and Appendix Standards Article 90, published by the Western Fire Chiefs Association, and subsequent additions and editions thereto, three (3) copies of which are on file in the office of the City Clerk for public records and inspection, is hereby adopted by reference and made a part of this chapter as though set forth in this chapter in full, subject, however, to the amendments, additions, and deletions set forth in this chapter, and said code shall be known as the Fire Code for the City.

Section 4-3.____ Adoption of the California Fire Code 2001 Edition

There is hereby adopted by the City Of Los Banos, for the purpose of prescribing regulations governing conditions hazardous to life and property from fire, hazardous materials or explosion, that certain Code known as the California Fire Code 2001 Edition, published by the Western Fire Chiefs Association, together with all Appendices and subsequent additions and editions thereto, three (3) copies of which are on file in the office of the City Clerk for public records and inspection, is hereby adopted by reference and made a part of this chapter as though set forth in this chapter in full, subject, however, to the amendments, additions, and deletions set forth in this chapter, and said code shall be known as the Fire Code for the City.

Amendments to the 2000 Uniform Fire Code.

Section 4-3.07 Application for Permit

ARTICLE 1: PERMITS Section 105

Subsection 105 (a) of the 2000 Edition of the Uniform Fire Code is hereby added to this code as follows:

The requirements of this article shall be subject to the permits specified in the Uniform Fire Code as adopted and amended. Permits, Inspections, and Plan review fees may be provided by resolution by the City Council or as provided by the Uniform Building Code and/or Uniform Fire Code and/or Reference to the Building Standards. All required plans and permits shall be submitted to the Fire Department for review and approval prior to issuance of any permits required by this Article and/or required by the City.

Section 4-3.08 Permits, Fire Suppression, and Inspection Recovery of Costs.

COST RECOVERY Section 109

Subsection 105 (b) of the 2000 Edition of the Uniform Fire Code is hereby added to the code as follows:

The Fire Department shall recover cost that reasonably constitute the cost of fire suppression, inspections, clean-up of chemical spills, the cost of suppression chemicals, material and/or equipment used to mitigate the hazard. Cost recovery against a property owner and/or other responsible person when the act is a result of that person's willful negligence and/or negligence, violation of federal or state statute, or local ordinance.

Section 4-3.09 Portable Fire Extinguisher

ARTICLE 10: PORTABLE FIRE EXTINGUISHERS Section 1002

Subsection 1002 (a) of the 2000 Edition of the Uniform Fire Code is hereby added to this code as follows:

The minimum approved portable fire extinguisher size for all occupancies shall be, 2A-10BC rated. Unless more restrictive by code.

Section 4-3.10 Installation of fixed Fire Protection Systems

ARTICLE 10: FIXED FIRE PROTECTION SYSTEMS Section 1003

Subsection 1003.1(a) of the 2000 Edition of the Uniform Fire Code is hereby added to this code to read as follows:

All fire extinguishing system required in this code and/or the Uniform Building code shall be installed in accordance with the requirements of this Article, and the National Fire Protection Association standards and/or Factory Mutual Engineering.

Section 4-3.11 Automatic Fire Extinguishing Systems

ARTICLE 10: AUTOMATIC FIRE EXTINGUISHING SYSTEMS Section 1003

Subsection 1003.2 (a) of the 2000 Edition of the Uniform Fire Code is hereby added to this code to read as follows:

When required an Automatic Fire Extinguishing system or other approved combined system shall be installed in all occupancies and locations with a total floor space including mezzanine area of 5,000 square feet said fire-extinguishing system shall be installed.

Section 1003.2 (b) Remodeling of Existing Structures. Building hereafter remodeled when the accumulative cost of remodeling exceeds \$100,000.00 and the total floor area is 5,000 square feet or more, sprinkler shall be installed through-out the structure.

Section 1003.2 (c) Fire Sprinkler Riser. The fire sprinkler riser shall be installed in an interior room with an access door from the exterior of the structure. The room shall be large enough to allow for maintenance and proper support of the riser. Note no storage will be allowed in said room.

EXCEPTIONS:

- a. Where the Uniform Fire Code and/or Uniform Building are more restrictive, the most restrictive occupancy requirements will be followed.
- b. Area separation walls, the extent and location of such wall shall provide a complete separation or division to limit the floor area to 5,000 square feet. Separation shall be of Four-hour fire-resistive construction. Four-hour separation walls shall be constructed in accordance with the current Uniform Building Code.

Section 4-3.12 Sprinkler Systems Supervision

ARTICLE 10: FIRE ALARM SYSTEMS Section 1006

Subsection 1006.1 (a) – (e) of the 2000 Edition of the Uniform Fire Code is hereby added to read as follows.

Section: 1006.1 (a) Automatic sprinkler systems shall be supervised by an approved central station, proprietary or remote station service or a local alarm which will give an audible signal at a constantly attended location when the number of sprinkler heads are; (20 or more in Group 1, Division) or 99 or more heads in all other occupancies.

Section 1006.1 (b) Supervisory signal service alarms. Flow switches and/or tamper switches shall be installed on all fire sprinkler system to include gate valves, post indicator valves.

Section 1006.1 (c) Annunciator Panel. Annunciator panel means any arrangement of luminaries that indicate a fire condition by location or zone and is activated by a water flow or detection of the products of combustion.

Section 1006.1 (d) Equipment. Every building equipped with a fire alarm system activated by smoke detectors, rate of heat rise detection, water flow alarms, tamper switches, or pull station shall be equipped with an annunciator panel at a location approved by the fire department.

Section 1006.1 (e) Locking Devices Fire Department Connections. Every building equipped with a fire sprinkler system shall be required to install lockable type devices on Fire Department Connection. Said device shall be approved by the Fire Department (Knox Fire Department Connection).

Section 4-3.13 Wood Products, Pallet Storage and Use.

ARTICLE 30: WOOD PRODUCTS Sections 3004

Subsection 3004.7 (a) – (e) of the 2000 Edition of the Uniform Fire Code is hereby added to this code to read as follows.

Section 3004.7 (a) Pallets and Palletized Packing boxes. Required permit to store pallets and or palletized items in excess of 30,000 board feet.

Section 3004.7 (b) Piles. Pallets shall be piled with due regard to the stability of piles and in no case higher than 12 feet in height. Where pallets are piled next to a property line the distance from the property line shall not be less than one half of the height of the pile and in no case less than five feet.

Section 3004.7 (c) Driveways. Driveways between and around storage piles shall be a minimum of 20 feet wide. And maintained free from accumulation of rubbish, weeds, equipment and materials. Driveways shall be so spaced that a maximum grid system unit of 50 feet by 50 feet is produced. Note exception: Modification of the driveways, clearance or widths required by this section shall be increased or decreased when, in the opinion of the Fire Chief, Clearances of widths are not adequate to provide fire apparatus access.

Section 3004.7 (d) Storage. Pallet storage, operating under permit, shall be surrounded with a suitable chain link fence of at least 6 feet in height.

Section 3004.7 (e) Fire Protection. An approved water supply and fire hydrants capable of supplying the required fire flows shall be provided to within 150 feet of all portions of the storage piles.

Section 4-3.14 Flammable and Combustible Liquids

ARTICLE 79: FLAMMABLE AND COMBUSTIBLE LIQUIDS Section 7901.1.1

Section 7901.1.1 (a) of the 2000 Edition of the Uniform Fire Code is hereby added to read as follows.

Section 7901.1.1 (a) Restricted Location and Fire Protection. The storage of flammable or combustible liquids in above ground tanks shall be restricted to those areas of the City as follows. Planned Industrial District (PM) and General Industrial (M) except as provided by use permits in the General Commercial District (C2) and Highway Commercial District (HC). All existing nonconforming tanks, which substantially comply with or are made to comply with the requirements of this code, may remain in use.

Section 7901.1.1 (b) Location of Bulk Plants or Terminals. The construction of new bulk plants and/or terminals for the storage of flammable, combustible, or hazardous liquids shall be restricted to those areas of the City in the Planned Industrial District (PM) and General Industrial District (M). All existing nonconforming bulk plants for the storage of flammable or combustible liquids, which substantially comply, with the requirements of this code may continue use.

Section 4-3.15 Liquefied Petroleum Gas

ARTICLE 82: LIQUEFIED PETROLEUM GASES Section 8204.1

Section 8204.1 (a) of the 2000 Edition of the Uniform Fire Code is hereby added to read as follows.

Section 8204.1 (a) Restricted Location and Installation. The storage of Liquefied Petroleum gas in above ground storage tanks shall be restricted to those areas of the city as follows. Planned Industrial District (PM) and General Industrial (M) except as provided by use permit in the General Commercial District (C2) and Highway Commercial District (HC). All existing nonconforming facility, which substantially comply with or are made to comply with the requirements of this code, may remain in use.

Section 4-3.16 Fireworks and Pyrotechnic Special Effects Material (Definitions)

ARTICLE 78: FIREWORKS AND PYROTECHNIC SPECIAL EFFECTS MATERIAL Sections 7801 and 7802

Section 7801.2.1 of the 2000 Edition of the Uniform Fire Code is hereby added to read as follows.

Fireworks: All types of fireworks to include Safe & Sane and or any other type brand name said to be safe and sane.

Section 4-3.17 Manufacturing

Section 7801.3.1.1 of the 2000 Edition of the Uniform Fire Code is hereby amended to read as follows:

The manufacturer of fireworks within the City is prohibited, except under special permits as required by local and state regulations. See Section 105, Permit e.1.

Section 4-3.18 Fireworks

Section 7802.1(a) of the 2000 Edition of the Uniform Fire Code is hereby amended to read as follows:

Except hereinafter provided, it shall be unlawful for any person to possess, store, to offer for sale, expose for sale, at retail, or use or explode any fireworks to include Safe

& Sane or any brand name said to be safe & sane fire works within the City limits or said jurisdiction. The Chief shall have the authority to adopt reasonable rules and regulations for the granting of permit for supervised public displays of fireworks. Said displays shall comply with all requirements of Article 78 of the 2000 Edition of the Uniform Fire Code.

Section 2. This Ordinance shall go into effect and be in full force and operation thirty (30) days after its final passage and adoption and/or on July 1, 2003, and shall be published by one (1) insertion in the Los Banos Enterprise, a newspaper printed and published in the City of Los Banos, within fifteen (15) days after its passage.

Introduced by Council Member Smith on the 5th day of February, 2003.

Passed on the 19th day of February, 2003, by the following vote:

AYES: Council Members Burnett-Hampson, Hudak, McAdam, Smith

NOES: None

ABSENT: Mayor Amabile

APPROVED:

/s/ Susan Burnett-Hampson
Susan Burnett-Hampson, Mayor Pro Tem

ATTEST:

/s/ Lucille L. Mallonee
Lucille L. Mallonee, City Clerk