Title 14

BUILDINGS AND CONSTRUCTION

Chapters:
14.05 California Building Code
14.10 Repealed
14.15 Repealed
14.20 Repealed
14.25 Repealed
14.30 Repealed
14.35 Repealed
14.40 Construction and Demolition Debris
14.45 House Moving
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14.70 Gas Shut-Off Devices
Chapter 14.05

CALIFORNIA BUILDING CODE

Sections:
14.05.010 California Building Standards Code adoption by reference.
14.05.020 Other codes adoption by reference.
14.05.030 Permit fees.
14.05.040 Amendments to the California Building Code.
14.05.050 Repealed.
14.05.060 Repealed.
14.05.070 Repealed.
14.05.080 Amendments to the California Fire Code.

14.05.010 California Building Standards Code adoption by reference.

A. The California Building Standards Code, 2019 Edition, California Code of Regulations, Title 24, published by the International Code Council, is adopted by reference, including all volumes listed below. These codes are hereby adopted and incorporated as fully as if set out at length herein, save and except such portions as are deleted, modified or amended in this chapter.


Part 2: California Building Code – Volumes 1 and 2, including Division II of Chapter 1.

Part 2.5: California Residential Code, including Division II of Chapter 1.

Part 3: California Electrical Code, including Article 89.

Part 4: California Mechanical Code, including Division II of Chapter 1.

Part 5: California Plumbing Code, including Division II of Chapter 1.


Part 9: California Fire Code, including Division II of Chapter 1.

Part 10: California Existing Building Code.


Part 12: California Referenced Standards Code.

B. A copy of the California Building Standards Code is on file in the building division for use and examination by the public. (Ord. 936 § 1, 2019; Ord. 905 § 1, 2016; Ord. 877 § 1, 2013; Ord. 859 § 1, 2011; Ord. 852 § 1, 2010; Ord. 843 § 1, 2009; Ord 841 § 1, 2009; Ord. 826 § 1, 2007; Ord. 773 § 1, 2003; Ord. 746 § 1, 2000; Ord. 722 § 1, 1998; 1991 code § 10-1.1)

Editor’s note: Prior ordinance history includes portions of 1978 code §§ 4.04.010 – 4.04.140, and Ords. 532, 624, 644, 671 and 707.
14.05.020 Other codes adoption by reference.

The following additional code and manual are adopted by reference:


In the event of any conflict between these other codes and the California Building Standards Code, as adopted and amended by this chapter, the California Building Standards Code, as amended, shall prevail. (Ord. 936 § 2, 2019; Ord. 905 § 2, 2016; Ord. 877 § 1, 2013; Ord. 852 § 1, 2010; Ord. 826 § 1, 2007; Ord. 773 § 1, 2003; Ord. 746 § 1, 2000; Ord. 722 § 1, 1998; 1991 code § 10-1.2)

14.05.030 Permit fees.

The permit fees are established by city council resolution, as authorized by Chapter 1, section 109 of the California Building Code. (Ord. 936 § 3, 2019; Ord. 905 § 3, 2016; Ord. 877 § 1, 2013; Ord. 852 § 1, 2010; Ord. 826 § 1, 2007; Ord. 773 § 1, 2003; Ord. 746 § 1, 2000; Ord. 722 § 1, 1998; 1991 code § 10-1.3)

14.05.040 Amendments to the California Building Code.

A. Minimum slab thickness. Section 1910.1 is amended to read as follows:

Section 1910.1 – Minimum Slab Thickness and Reinforcement. Minimum thickness of concrete floor slabs supported directly on the ground shall be not less than 3 1/2 inches (89 mm). Concrete slabs placed on grade or expansive soil shall be reinforced with not less than 1/2" reinforcing steel at 24" on center or 3/8" reinforcing steel at 18" on center, each way. All slabs in living areas or habitable areas shall be protected with a tight, 6 mil, vapor barrier between ground and slab.

(Ord. 936 § 4, 2019; Ord. 905 § 4, 2016; Ord. 877 § 1, 2013; Ord. 852 § 1, 2010; Ord. 826 § 1, 2007; Ord. 773 § 1, 2003; Ord. 746 § 1, 2000; Ord. 722 § 1, 1998; 1991 code § 10-1.4)

14.05.050 Drainage.

Repealed by Ord. 852. (Ord. 826 § 1, 2007; Ord. 773 § 1, 2003; Ord. 746 § 1, 2000; Ord. 722 § 1, 1998; 1991 code § 10-1.5)

14.05.060 Conformity with grade, sidewalk and curb standards.

Repealed by Ord. 852. (Ord. 826 § 1, 2007; Ord. 773 § 1, 2003; Ord. 746 § 1, 2000; Ord. 722 § 1, 1998; 1991 code § 10-1.7)

14.05.070 Barriers for swimming pools, spas and hot tubs.

Repealed by Ord. 852. (Ord. 826 § 1, 2007; Ord. 773 § 1, 2003; Ord. 746 § 1, 2000; Ord. 722 § 1, 1998; 1991 code § 10-1.8)
14.05.080 Amendments to the California Fire Code.

The 2019 California Fire Code is amended by the changes, additions and deletions set forth in this section. Chapter and section numbers used in this section are those of the 2019 California Fire Code.

Chapter 1. Scope and Administration.

Section 101.1 is amended to read:

101.1 Title. This code is the Fire Code of Contra Costa County, the Crockett-Carquinez Fire Protection District, and the Contra Costa County Fire Protection District, and is hereinafter referred to as “this code.”

Section 102.1 is amended to add item 5, to read:

5. Where not otherwise limited by law, the provisions of this code shall apply to vehicles, ships, and boats that are permanently affixed to a specific location within the boundaries of this jurisdiction.

Section 105.6 is amended to read:

105.6 Required operational permits. The fire code official is authorized to issue operational permits for the operations set forth in Chapter 1, Sections 105.6.1 through 105.6.62.

Section 105.6.4 is amended to read:

105.6.4 Carnivals, Fairs, Festivals and Exhibitions. A permit is required to operate a carnival, fair, festival, or exhibition.

Section 105.6.31 is amended to read:

105.6.31 Motor Fuel Dispensing Facilities. An operational permit is required for the operation of automotive, marine, and fleet motor fuel dispensing facilities, including for sites that allow mobile fueling from a service provider to the general public.

Section 105.6 is amended by adding subsections 105.6.52 through 105.6.62, to read:

105.6.52 Asbestos removal. A permit is required to conduct asbestos-removal operations regulated by Section 3318.

105.6.53 Automobile Wrecking or Dismantling Yard. An operation permit is required for all automobile wrecking yards, automobile dismantling operations, and similar operations.

105.6.54 Battery systems. A permit is required to operate stationary lead-acid battery systems having a liquid capacity of more than 50 gallons (189 L) pursuant to Section 608.

105.6.55 Christmas tree sales. A permit is required to use a property for the purpose of selling cut Christmas trees.


105.6.57 Firework aerial display. A permit is required to conduct a firework display regulated by California Code of Regulations, Title 19 and Chapter 56 of this code.
105.6.58 Model rockets. A permit is required to sell model rocket motors or launch model rockets (in excess of 3 launches per event) pursuant to California Code of Regulations, Title 19, Division 1, Article 17. Permits issued in accordance with this section are for the site, and are effective as long as site conditions have not changed.

105.6.59 Temporary water supply. A permit is required to use a temporary water supply for construction of residential projects or subdivisions pursuant to Section 3312.1.

105.6.60 Tire storage. A permit is required to store more than 1,000 cubic feet (28.3m³) of tires inside buildings pursuant to Chapter 34.

105.6.61 Oil Extraction Process. A permit is required to operate a process that uses a volatile solvent or Liquid Carbon Dioxide to extract oil from organic material.

105.6.62 Indoor Growing Operation. A permit is required to operate an indoor growing operation.

Exception: Agricultural Greenhouses in an agricultural zone.

Section 105.7 is amended to read:

105.7 Required construction permits. The fire code official is authorized to issue construction permits for the operations set forth in Chapter 1, Sections 105.7.1 through 105.7.31.

Section 105.7 is amended by adding Sections 105.7.26 through 105.7.31, to read:

105.7.26 Access for fire apparatus. Plans shall be submitted and a permit is required to install, improve, modify, or remove public or private roadways, driveways, and bridges for which Fire District access is required by the Fire Code. A permit is required to install a gate across a fire apparatus access road pursuant to Section 503.

105.7.27 Construction, alteration, or renovation of a building for which a building permit is required. Plans shall be submitted to the fire code official for all land developments or for the construction, alteration, or renovation of a building within the jurisdiction where a building permit is required.

Exception: Non-sprinklered Group R-3 Occupancies where work does not involve a substantial addition or expansion.

105.7.28 Medical gas systems. A construction permit is required for the installation of or modification to a medical gas system pursuant to Section 5306.

105.7.29 Refrigeration equipment. A permit is required to install a mechanical refrigeration unit or system regulated by Chapter 6 and/or the California Mechanical Code.

105.7.30 Land Development, Subdivisions. Plans shall be submitted to the fire code official for all land developments or improvements proposed within the jurisdiction that involve the subdivision of land.

105.7.31 Water supply for fire protection. Plans shall be submitted to the fire code official for the purpose of determining whether adequate water supplies, fire hydrants, and associated systems are provided for all facilities, buildings, or portions of buildings either constructed or moved into the District pursuant to Section 507.
Section 105.8 is added, to read:

105.8 Responsibility of permittee. Construction permits shall be presumed by the Fire District to incorporate all of the work that the applicant or the applicant’s agent, employees, or contractors shall carry out. Work performed shall be in accordance with the approved plans and with all requirements of this code and any other laws or regulations applicable thereto. No Fire District approval shall relieve or exonerate any person from the responsibility of complying with the provisions of this code nor shall any vested rights be created for any work performed in violation of this code.

Section 109.1 is amended to read:

109.1 Board of appeals established. In order to hear and decide appeals of orders, decisions, or determinations made by the fire code official relative to the application and interpretation of this code, there is hereby created a board of appeals. The board of appeals is comprised of the Board of Directors.

Section 109.3 is deleted.

Section 110.4 is amended to read:

110.4 Violation penalties. Every person who violates any provision of this fire code is guilty of an infraction or misdemeanor in accordance with Health and Safety Code Section 13871 and Government Code Section 53069.4. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and when not otherwise specified, each ten (10) days that prohibited conditions are maintained shall constitute a separate offense. The application of the aforesaid penalty shall not be held to prevent the enforced removal of prohibited conditions.

Section 112.4 is amended to read:

112.4 Failure to comply. Any person who continues any work after having been served with a stop work order is subject to citation, except any work that a person is directed by the fire code official to perform to remove a violation or unsafe condition.

Chapter 2. Definitions.

Section 202 is amended by adding the following definitions to that section:

Administrator. Fire Chief.

All-weather driving surface. A roadway with a minimum surface finish of one layer of asphalt or concrete that is designed to carry the imposed weight loads of fire apparatus.

Automobile Dismantling. The operation of dismantling or removing parts from salvaged vehicles including engines or engine parts.

Automobile Wrecking Yard. An area that stores or dismantles salvaged vehicles.

Board of Directors. The Contra Costa County Board of Supervisors as the governing body of the Crockett-Carquinez Fire Protection District and the Contra Costa County Fire Protection District.
**Board of Fire Commissioners.** An advisory commission appointed by the Board of Directors to act as set forth in this ordinance and by resolutions of the Board of Directors.

**Cost of Abatement.** Includes all expenses incurred by the jurisdiction in its work of abatement and administrative costs pursuant to Section 319.5 of this code.

**Defensible Space.** The area within the perimeter of a parcel providing the key point of defense from an approaching wildland or escaping structure fire.

**Driveway.** A private roadway that provides access to no more than two (2) single-family dwellings.

**Fire Code Official.** In the Contra Costa County Fire Protection District, the Fire Code Official is the Fire Marshal. In the Crockett-Carquinez Fire Protection District, the Fire Code Official is the Fire Chief.

**Firebreak.** A continuous strip of land upon and from which all rubbish, weeds, grass, or other growth that could be expected to burn has been abated or otherwise removed in order to prevent extension of fire from one area to another.

**Fire trail.** A graded firebreak of sufficient width, surface, and design to provide access for personnel and equipment to suppress and to assist in preventing a surface extension of fires.

**Nuisance Fire Alarm.** The activation of any fire protection or alarm system which results in the response of the Fire District and is caused by malfunction, improper maintenance, negligence, or misuse of the system by an owner, occupant, employee, or agent, or any other activation not caused by excessive heat, smoke, fire, or similar activating event.

**Person.** Includes individuals, firms, partnerships, and corporations.

**Priority Hazard Zone.** An area where the threat from wildfire is severe due to proximity to open space, topography, degree of space, density of homes and/or amount of vegetation (native and ornamental), and/or other conditions favorable to fast moving fires.

**Reduced Fuel Zone.** The area that extends from thirty (30) feet to one hundred (100) feet away from the structure, or to the property line, whichever is closer to the structure.

**Response time.** The elapsed time from receipt of call to the arrival of the first unit on scene.

**Rubbish.** Waste matter, litter, trash, refuse, debris, and dirt on streets or private property in the jurisdiction which is, or when dry may become, a fire hazard.

**Rural area.** An area generally designated for agricultural or open space uses with parcels more than 10 acres (4.046873ha) in size.

**Rural residential area.** An area generally designated for single family residential use with parcels between three (1.2140619ha) and 10 (4.046873ha) acres in size.

**Running time.** The calculated time difference between leaving the first-due station and arriving on the emergency scene.

**Sprinkler Alarm and Supervisory System (SASS).** A Dedicated Function Fire Alarm System located at the protected premise installed specifically to monitor sprinkler water-flow
alarm, valve supervisory, and general trouble conditions where a Building Fire Alarm is not required.

**Streets.** Includes alleys, parkways, driveways, sidewalks, and areas between sidewalks and curbs, highways, public right of ways, private road, trails, easements, and fire trails.

**Substantial Addition or Expansion.** Addition, expansion, remodel, or renovation of any structure where the addition of new fire area exceeds fifty percent of the existing fire area. For the purposes of this definition, areas of a building in which construction elements including walls and roof assemblies were demolished and rebuilt are considered new fire area.

**Temporary fire department access road for construction.** An approved temporary roadway for emergency vehicle use during construction of residential subdivision projects.

**Temporary fire department access road for construction of one (1) residential (R3) unit.** A temporary roadway for emergency vehicle use during construction of an individual residential (R3) structure where a fire department access road is required as part of the project.

**Temporary water supply.** Water stored for firefighting purposes in an approved aboveground tank during combustible construction.

**Tree litter.** Any limbs, bark, branches, and/or leaves in contact with other vegetation or left to gather on the ground.

**Weeds.** All weeds growing upon streets or private property in the jurisdiction, including any of the following:

1. Weeds that bear seeds of a fluffy nature or are subject to flight.

2. Sagebrush, chaparral (including Chamise, Coyote Brush/Greasewood, Brooms, and Buckwheat), and any other brush or weeds that attain such large growth as to become, when dry, a fire menace to adjacent improved property.

3. Weeds that are otherwise noxious or dangerous.

4. Poison oak and poison sumac when the conditions of growth constitute a menace to public health.

5. Dry grass, brush, tree litter, litter, or other flammable materials that endanger the public safety by creating a fire hazard.

**Chapter 3. General Precautions Against Fire.**

Section 304.1.2 is amended to read:

**304.1.2 Vegetation.** Hazards created by the growth of weeds, grass, vines, trees, or other growth capable of being ignited and endangering property shall be mitigated in accordance with Section 321.

Section 304.3.5 is added, to read:

**304.3.5 Clothes Dryers.** Clothes dryers shall be frequently cleaned to maintain the lint trap, mechanical and heating components, vent duct, and associated equipment free from accumulations of lint and combustible materials.
Section 308.1.4, Exception 1 is amended to read:

**Exception 1. Residential Occupancies.**

Section 321 is added to Chapter 3, to read:

**SECTION 321 Exterior Fire Hazard Control.**

**321.1 General.**

**321.1.1 Jurisdictional Authority.** The Board of Directors, as the supervising, legislative, and executive authority of the jurisdiction, hereby delegates to the Board of Fire Commissioners of the jurisdiction all its powers, duties, and rights to act pursuant to Part 5 (commencing with Section 14875), Division 12, of the Health and Safety Code, to clear or order the clearing of rubbish, litter, or other flammable material where such flammable material endangers the public the safety by creating a fire hazard. Fire hazard abatement will be conducted in accordance with the provisions of said Part 5 and this ordinance. In the application of the provisions of said Part 5 to fire hazard abatement proceedings under this ordinance and the Fire Protection District Law of 1987, the terms “Board of Directors” or “Board,” when used in Part 5, means the Board of Fire Commissioners of this jurisdiction under this section; and the officers designated in Health and Safety Code Section 14890 are the employees of the jurisdiction.

**321.1.2 Retention of Jurisdictional Authority.** If no Board of Fire Commissioners has been appointed for the jurisdiction, then the Board of Directors retains its powers and rights to act pursuant to said Part 5.

**321.1.3 Contract for Services.** The Board of Directors reserves and retains the power to award a contract for fire hazard abatement work when the employees of the jurisdiction are not used to perform the abatement work.

**321.2 Definitions.** The following terms are defined in Chapter 2:

- **Cost of Abatement**
- **Defensible Space**
- **Person**
- **Priority Hazard Zone**
- **Reduced Fuel Zone**
- **Rubbish**
- **Streets**
- **Weeds**

**321.3 Weeds and Rubbish a Public Nuisance.** The Board hereby declares that all weeds growing upon private property or streets in this jurisdiction and all rubbish on private property or streets in this jurisdiction are public nuisances. Such weed nuisance is seasonal and recurrent.
321.4 Abatement of Hazard.

321.4.1 Prohibition. No person who has any ownership or possessory interest in or control of parcel of land shall allow to exist thereon any hazardous rubbish, weeds, trees, or other vegetation that constitutes a fire hazard. Destruction by burning within this jurisdiction is unlawful unless the written permission of the fire chief is first obtained, and all other applicable permits are obtained from appropriate governing agencies or jurisdictions.

321.4.2 Specific Requirements. The District shall develop minimum abatement standards for land in residential, rural and/or rural residential, business, industrial areas, or land which is unused or vacant. Such standards may be modified periodically as circumstances dictate.

321.4.2.1 Clearance of Weeds from Streets. The Fire Code Official is authorized to cause areas within 10 feet (3048 mm) on each side of portions of streets which are improved, designed, or ordinarily used for vehicular traffic to be cleared of flammable vegetation and other combustible growth. The Fire Code Official is authorized to enter upon private property to do so, to the extent allowed by law.

321.5 Abatement Procedures.

321.5.1 Abatement Order. The fire code official may order the abatement of the weeds and rubbish described in Sections 304.1.2 and this Section 321. On making the order, the fire code official will mail a copy of a notice to the owners of the affected property as their names and addresses appear upon the last county equalized assessment roll, or as their names and addresses are known to the fire code official. As an alternative to mailing, the notice may be posted upon the affected property and published in the jurisdiction, not less than 15 days prior to the date of the abatement hearing. Copies of the notice will be headed with the words “Notice to Abate Weeds and Rubbish” in letters at least one inch high. The notice will be in substantially the following form:

NOTICE TO ABATE WEEDS AND RUBBISH

You are hereby notified that weeds and rubbish constitute a fire hazard on the following described property owned by you:

(Describe property by common street designation, by metes and bounds, Assessor’s code area and parcel number, or by reference to attached map).

You must remove the weeds and rubbish within fifteen (15) days from the date of this notice. If you fail to do so, the (jurisdiction) Fire Protection District will remove it, and the cost of the abatement, including administrative costs, will be collected as property taxes and will be a lien on your property until paid.

You are further notified that the Board of Supervisors has declared that such weeds and rubbish constitute a public nuisance and that such weeds also constitute a seasonal and recurring nuisance.

You may appear before the Board of Fire Commissioners of this jurisdiction on (time and date) at (place-room, street, address, and city) to show cause why this order should not be enforced.

(Signed): (Name of fire code official of name of jurisdiction)

321.5.2 Hearing Date. A date for hearing on the notice will be sent at least 15 days after the date of the notice. The date of the notice is the date on which the notice is placed in the United
States mail or the date on which it is posted on the property. At the hearing, the property owner or his agent may appear to show cause why the order should not be enforced. For good cause shown, the Board of Fire Commissioners may extend the time for compliance with the order or may rescind the order.

321.5.3 Contract Award. If the owner fails to comply with the order, the fire code official may have the weeds and rubbish abated either by employees of this jurisdiction or by contract. If a contract is awarded, it will be by public bid, awarded to the lowest responsible bidder. A contract may include work on more than one parcel. Concerning any contract previously awarded as provided in this subsection that has been fully extended as provided in that contract, it may thereafter be extended on its same terms and conditions for a further period (not to exceed one year) by agreement of the Board of Supervisors and the involved contractor.

321.5.4 Abatement Report of Costs. The fire code official or his or her designee abating the nuisance will keep an account of the cost of abatement in front of or on each separate parcel of land and will render an itemized report in writing to the Board of Fire Commissioners showing the cost of removing the weeds and rubbish on or in front of each separate lot or parcel of land, or both. Before the report is submitted to the Board of Fire Commissioners, a copy of it will be posted for at least three days on or near the chamber door of the Board with a notice of the time and when the report will be submitted to the Board for confirmation. At the time fixed for receiving and considering the report, the Board of Fire Commissioners will hear it and any objections of any of the property owners liable to be assessed for the work of abatement. Thereupon, the Board of Fire Commissioners may make such modifications in the report as it deems necessary, after which the report will be confirmed. The amount of the cost, including administrative costs, of abating the nuisance in front of or upon the various parcels of the land mentioned in the report as confirmed will constitute special assessment against the respective parcels of land, and are a lien on the property for the amount of the respective assessments. Such lien attaches upon recordation, in the office of the County Recorder, of a certified copy of the Resolution of Confirmation.

321.5.5 Cost Assessments. Upon confirmation of the report of cost by the Board of Fire Commissioners and the recordation of the Resolution of Confirmation, a copy of the report of cost will be sent to the County Auditor, who will enter the amount of the assessments against the parcels. Thereafter the amount of the assessments will be collected at the same time and in the same way as County taxes are collected. The owners are subject to the same penalties and the same procedure and sale in case of delinquency as provided for ordinary county taxes. All laws applicable to the levy, collection, and enforcement of county taxes are applicable to these assessment taxes.

321.6 Alternate Mitigation. In lieu of ordering abatement as provided in Section 321.5.1, the fire code official of this jurisdiction may order the preparation of firebreaks/fuelbreaks around parcels of property where combustible weeds, crops, or brush are present. In determining the proper width for firebreaks/fuelbreaks, the fire code official will consider the height of the growth, weather condition, topography, and the accessibility to the property for fire protection equipment. The procedure set forth in Section 321.5.1 for the abatement of weeds and rubbish shall apply to the preparation of firebreaks/fuelbreaks.

321.7 Subsurface Fires.

321.7.1 Peat Fire. It is the duty of each person, firm, corporation, or association not to permit a peat fire or a fire involving combustible vegetable matters under the surface of the natural ground to remain upon the property. It is hereby declared that it is the duty of any person as herein defined to take all necessary precautions to extinguish any subsurface fire involving peat or vegetable material at the owner’s own cost and expense.
321.7.2 Fire Suppression Costs. If there exists upon the lands or property of any person as herein defined a subsurface fire involving the burning or combustion of peat, vegetable matter, or vegetation, and the owner or occupant thereof has not taken reasonable precautions within a reasonable time to extinguish or minimize such fire or combustion, this jurisdiction may, in addition to its regular duties to extinguish or minimize such fire or combustion, go upon the lands of any person as herein defined and extinguish such fire or combustion. Any costs incurred by the Fire District in fighting the fire and for the cost of proving rescue or emergency medical services shall be a charge against the property owner. The charge shall constitute a debt of the property owner and is collectable by the jurisdiction incurring those costs in the same manner as in the case of an obligation under a contract, express or implied. (See Health and Safety Code, §13009.)

Section 322 is added to Chapter 3, to read:

322 Automobile Wrecking Yards.

322.1 General. The operation of automobile wrecking yards shall be in accordance with this section.

322.2 Definitions. The following terms are defined in Chapter 2:

Automobile Dismantling

Automobile Wrecking Yard

322.3 Requirements.

322.3.1 Permits. An operational fire code permit is required as in Section 105.6.53.

322.3.2 Fire Apparatus Access Roads. Fire apparatus access roads shall be constructed throughout the site in accordance with this code and shall be maintained clear of all vehicles and stored items.

322.3.3 Welding and cutting. Welding and cutting operations shall be conducted in an approved location, clear of all flammable liquids and combustible materials, including weeds, tires, and all other debris.

322.3.4 Housekeeping. Combustible rubbish accumulated on site shall be collected and stored in approved containers, rooms, or vaults of noncombustible materials. Combustible vegetation, cut or uncut, shall be removed when determined by the fire code official to be a fire hazard.

322.3.5 Fire Protection. Offices, storage buildings, and vehicles used for site operations shall each be provided with at least one portable fire extinguisher with not less than a 4-A: 40-B-C rating. When required by the fire code official, additional fire extinguishers shall be provided.

322.3.6 Tire storage. Tires shall be stored in racks or in a manner as approved by the fire code official.

322.3.6.1 Distance from Water Supply. Tire storage shall be located on-site and no further than 500 feet from a fire hydrant or an approved water supply as determined by the fire code official.
322.3.7 **Storage Piles.** Storage piles shall be located a minimum of 20 feet from property lines and shall have an unobstructed access road on all sides of not less than 20 feet.

322.3.8 **Burning operations.** The burning of salvaged vehicles and salvaged or waste materials is prohibited.

322.3.9 **Motor vehicle fluids.** Motor vehicle fluid shall be drained from salvaged vehicles when such liquids are leaking onto the ground and prior to dismantling or removing engine/motor parts.

322.3.9.1 **Mitigation of leaking fluids.** Precautions shall be taken to prevent fluids from salvaged vehicles from leaking onto the ground. Supplies or equipment capable of mitigating leaks from fuel tanks, crankcases, brake systems, and transmissions shall be kept available on site. Single-use plugs, diking, and absorbent materials shall be disposed of as hazardous waste and removed from the site in a manner in accordance with federal, state, and local requirements.

322.3.10 **Fuel tanks.** Fuel tanks of salvaged vehicles shall be emptied of all flammable (gasoline, diesel) fuels in an approved manner and stored in approved tanks.

322.3.10.1 **Repair of vehicle fuel tanks.** The repair of fuel tanks, including cutting, welding, or drilling of any kind, is prohibited.

322.3.11 **Lead acid batteries.** Lead acid batteries shall be removed from all salvaged vehicles and stored in an approved manner in a location approved by the fire code official.

Chapter 4. Emergency Planning and Preparedness.

Section 401.5.1 is added, to read:

**401.5.1 Nuisance Fire Alarm Fee.** A fee may be charged for false and/or nuisance fire alarms in accordance with a fee schedule adopted by the Board of Directors.

Section 403.12.1 is amended to read:

**403.12.1 Standby Personnel.** Where, in the opinion of the fire code official or Fire Chief, it is essential for public safety in a place of assembly, or any other place where people congregate, because of the number of persons, or the nature of the performance, exhibition, display, contest, or activity, the owner, agent, or lessee shall provide standby personnel as required and approved by the fire code official or Fire Chief. If the activity requires fire watch, fire watch shall be provided in accordance with Sections 403.12.1.1 and 403.12.1.2. Standby personnel needed for EMS standby shall be provided in accordance with Contra Costa County EMS Protocols.

Chapter 5. Fire Service Features.

Section 503.1.4 is added, to read:

**503.1.4 Access to Open Spaces.** When existing access to open land or space, or to fire trail systems maintained for public or private use, is obstructed by new development of any kind, the developer shall provide an alternate means of access into the area that is sufficient to allow access for fire personnel and apparatus. The alternate means of access must be approved by the fire code official.
Section 503.2.1 is amended by adding the following exception:

**Exception:** A driveway with a minimum width of 16 feet is acceptable for access to one or two single-family dwellings.

Section 505.3 is added, to read:

**505.3 Street names and addressing.** Street names and addressing shall be submitted for review and approval to the fire code official, whose approval will not be unreasonably withheld. The purpose of the review is to verify that new street names and addressing will not duplicate existing street names and addressing.

Section 507.2.3 is added, to read:

**507.2.3 Suburban and rural water supply storage.** Swimming pools and ponds shall not be considered water storage for the purposes of Section 507.1.

**Chapter 6. Building Services and Systems.**

Section 603.6.6 is added, to read:

**603.6.6 Sparks from chimneys.** A chimney that is used with either a fireplace or heating appliances in which solid or liquid fuel is used shall be maintained with spark arresters that are required for incinerators pursuant to the 2019 California Mechanical Code.

**Chapter 8. Interior Finish, Decorative Materials and Furnishings.**

Section 806.1.4 is added, to read:

**806.1.4 Flame retardants.** Cut trees shall be treated by a California State Fire Marshal-licensed fire retardant applicator. Trees shall be properly treated with an approved flame retardant.

Section 806.1.5 is added, to read:

**806.1.5 Tags.** Trees shall bear a tag stating date of placement in the public building, type of flame-retardant treatment used, name of the person who applied the flame retardant, the name of the person affixing the tag, a permit expiration date, and the name of the designated individual making daily tests.

Section 806.1.6 is added, to read:

**806.1.6 Daily tests.** Trees shall be tested daily by a designated individual. The test shall include a check for dryness in accordance with Section 806.1.3 and for adequate watering.

**Chapter 9. Fire Protection Systems.**

Section 901.6.2 is amended to read:

**901.6.2 Records.** Records of all system inspections, tests, and maintenance required by the reference standards shall be maintained in paper form or by a third party electronic record keeping service as chosen by the fire district.
Section 902 is amended to add:

**Substantial Addition or Expansion**

Section 903.2.1.1 is amended to read:

903.2.1.1 Group A-1. An automatic sprinkler system shall be provided for fire areas containing Group A-1 occupancies and intervening floors of the building where one of the following conditions exists:

1. The fire area exceeds 5,000 square feet.
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The fire area contains a multi-theater complex.

Section 903.2.1.3 is amended to read:

903.2.1.3 Group A-3. An automatic sprinkler system shall be provided for fire areas containing Group A-3 occupancies and intervening floors of the building where one of the following conditions exists:

1. The fire area exceeds 5,000 square feet.
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The structure exceeds 10,000 square feet, contains more than one fire area containing exhibition and display rooms, and is separated into two or more buildings by fire walls of less than four-hour fire resistance rating without openings.

Section 903.2.1.4 is amended to read:

903.2.1.4 Group A-4. An automatic sprinkler system shall be provided for fire areas containing Group A-4 occupancies and intervening floors of the building where one of the following conditions exists:

1. The fire area exceeds 5,000 square feet.
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

Section 903.2.1.8 is added, to read:

903.2.1.8 Group B. An automatic sprinkler system shall be provided for Group B occupancies where the fire area exceeds 5,000 square feet.
Section 903.2.3 is amended to read:

**903.2.3 Group E.** An automatic sprinkler system shall be provided for new Group E occupancies as follows:

1. Throughout all Group E fire areas greater than 2,000 square feet in area.

   **Exception:** An automatic sprinkler system is not required in any Group E Day Care Facility less than 5,000 square feet.

2. Throughout every portion of educational buildings below the lowest level of exit discharge serving that portion of the building.

   **Exception:** An automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area where every classroom throughout the building has at least one exterior exit door at ground level.

3. The Group E fire area has an occupant load of 300 or more.

4. In rooms or areas with special hazards such as laboratories, vocational shops, and other such areas where hazardous materials in quantities not exceeding the maximum allowable quantity are used or stored.

5. Throughout any Group E structure greater than 4,000 square feet in area, which contains more than one fire area, and which is separated into two or more buildings by fire walls of less than four-hour fire resistance rating without openings.

6. For public school state-funded construction projects, see Section 903.2.19.

7. For public school campuses, Kindergarten through 12th grade, see Section 903.2.20.

Section 903.2.4 is amended in its entirety, to read:

**903.2.4 Group F**

**903.2.4.1 Group F-1.** An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:

1. A Group F-1 fire area exceeds 5,000 square feet.

2. A Group F-1 fire area is located more than three stories above grade plane.

3. The combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 10,000 square feet.

4. A Group F-1 occupancy used for the manufacture of upholstered furniture or mattresses exceeding 2,500 square feet (232 m²).

**903.2.4.1.1 Woodworking operations.** An automatic sprinkler system shall be provided throughout all Group F-1 occupancy fire areas that contain woodworking operations in excess of 2,500 square feet in area (232 m²) that generate finely divided combustible waste or use finely divided combustible materials. A fire wall of less than 4-hour fire-resistance rating without openings, or any fire wall with openings, shall not be used to establish separate fire areas.
903.2.4.2 Group F-2. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-2 occupancy greater than 5,000 square feet.

Section 903.2.7 is amended to read:

903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. A Group M fire area exceeds 5,000 square feet.

2. A Group M fire area is located more than three stories above grade plane.

3. The combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 10,000 square feet.

4. A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet (464 m²).

5. The structure exceeds 10,000 square feet, contains more than one fire area containing a Group M occupancy, and is separated into two or more buildings by fire walls of less than 4-hour fire-resistance rating without openings.

Section 903.2.8 is amended to read:

903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all Group R occupancies, including manufactured and mobile homes, including those located in mobile home parks.

Section 903.2.8.1.1 is added, to read:

903.2.8.1.1 Group R-3 Substantial Addition or Expansion. An automatic sprinkler system shall be provided throughout all existing Group R-3 dwellings where a substantial addition or expansion occurs and the new total fire area of the structure exceeds 3,600 square feet.

Exception: If a sprinkler system is required by the local building department regardless of the size of the addition or expansion, a sprinkler system shall be installed in accordance with the appropriate standard.

Section 903.2.9 is amended to read:

903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 fire area exceeds 5,000 square feet.

2. A Group S-1 fire area is located more than three stories above grade plane.

3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 10,000 square feet.

4. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeding 2,500 square feet (232 m²).
Section 903.2.9.1 is amended to read:

**903.2.9.1 Repair garages.** An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406.8 of the California Building Code, as shown:

1. Buildings having two or more stories above grade plane, including basements, with a fire area containing a repair garage exceeding 5,000 square feet.
2. Buildings not more than one story above grade plane, with a fire area containing a repair garage exceeding 5,000 square feet.
4. A Group S-1 fire area used for the repair of commercial motor vehicles where the fire area exceeds 5,000 square feet (464 m²).

Section 903.2.10 is amended in its entirety, to read:

**903.2.10 Group S-2.**

**903.2.10.1 Group S-2 enclosed parking garages.** An automatic sprinkler system shall be provided throughout buildings classified as enclosed parking garages in accordance with Section 406.6 of the California Building Code where either of the following conditions exists:

1. Where the fire area of the enclosed parking garage exceeds 5,000 square feet.
2. Where the enclosed parking garage is located beneath other occupancy groups.

**903.2.10.2 Commercial parking garages.** An automatic sprinkler system shall be provided throughout buildings used for storage of commercial motor vehicles where the fire area exceeds 5,000 square feet.

**903.2.10.3 Group S-2 low hazard storage.** An automatic sprinkler system shall be provided throughout all buildings containing a Group S-2 occupancy exceeding 5,000 square feet.

**Exception:** Open parking garages, including canopies and photovoltaic panel systems with open parking underneath, shall meet automatic sprinkler system requirements in accordance with the 2019 California Building Code and 2019 California Fire Code without local amendment.

Section 903.3.1.1.3 is added, to read:

**903.3.1.1.3 Undeclared Use.** In buildings of undeclared use with floor to structure height greater than 14 feet (4256 mm), the fire sprinkler system shall be designed to conform to Extra Hazard Group I design density. In buildings of undeclared use with floor to structure height less than 14 feet (4256 mm), the fire sprinkler system shall be designed to conform to Ordinary Group II design density. Where a subsequent occupancy requires a system with greater capability, it shall be the responsibility of the owner and/or the occupant to upgrade the system.
Section 903.3.1.3 is amended to read:

**903.3.1.3 Sprinkler Systems for One and Two family dwellings.** Automatic sprinkler systems for one- and two- family dwellings shall be permitted to be installed in accordance with sections 903.3.1.3.1 through 903.3.1.3.3.

Sections 903.3.1.3.1, 903.3.1.3.2, and 903.3.1.3.3 are added, to read

**903.3.1.3.1 NFPA 13D Sprinkler Systems.** Automatic sprinkler systems installed in one- and two- family dwellings, Group R-3 buildings, and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D as amended in Chapter 80.

**903.3.1.3.2 California Residential Code Section R313.** Automatic sprinkler systems shall be permitted to be installed in accordance with California Residential Code section R313.

**903.3.1.3.3 Pipe limitations.** Where CPVC pipe is installed above the insulation or is otherwise located in an unconditioned space, such as in an attic space, or a garage without conditioned living space above, CPVC pipe shall be adequately insulated to a minimum R-19 value, or equivalent, or pipe shall be limited to Type K or L copper, or ferrous piping.

Section 903.3.5.3 is added, to read:

**903.3.5.3 Non-permissible water supply storage.** Swimming pools and ponds shall not be considered water storage for the purposes of Section 903.3.5.

Section 903.3.9 is amended to read:

**903.3.9. Floor control valves.** Individual floor control valves and waterflow detection assemblies shall be provided for each floor in multi-floor buildings at an approved location.

**Exception:** Group R-3 and R-3.1 Occupancies.

Section 903.4.2 is amended to read:

**903.4.2 Alarms.** One approved audible and visual device shall be connected to every automatic sprinkler system at an approved location. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Audible and visual alarm devices shall be provided on the exterior of the building in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

Sections 903.6.1 and 903.6.2 are added, to read:

**903.6.1 Substantial Addition or Expansion.** An automatic sprinkler system shall be provided throughout all existing buildings where a substantial addition or expansion occurs and the total fire area of the structure exceeds 5,000 square feet. Group R-3 substantial additions or expansions shall comply with Section 903.2.8.1.1.

**903.6.2 Change of occupancy classification.** Any existing building that undergoes a change of occupancy classification into a higher hazard category shall comply with the requirements of Section 903.2. Relative hazard categories of occupancy groups shall be established based upon the Heights and Areas Hazard Categories of Table 1012.4 of the current edition of the International Existing Building Code, as published by the International Code Council. The requirements of Section 903.2 shall not be required when a change of occupan-
classification is made to an equal or lesser hazard category. Group L occupancies shall be considered a relative hazard of 1 (highest hazard). Group R-3 occupancies shall be considered a relative hazard of 4 (lowest hazard).

Section 907.4.4 is added, to read:

**907.4.4 Monitoring of other fire systems.** In buildings equipped with a fire alarm system or sprinkler alarm and supervisory service (SASS) system, where other fire suppression or extinguishing systems are installed in the building (including but not limited to commercial kitchen suppression systems, pre-action fire suppression systems, dry chemical systems, and clean agent systems), these other suppression systems shall be monitored by the SASS dedicated function fire alarm system and transmitted as a specific signal to the Central Station. The system shall be monitored in compliance with Section 907.6.6.

Section 907.5.2.3.1 is amended to read:

**907.5.2.3.1 Public and common areas.** Visible alarm notification appliances shall be provided in public use areas and common use areas, including but not limited to:

1. Sanitary facilities including restrooms, bathrooms, shower rooms, and locker rooms.

2. Corridors, hallways, and aisles with shelving and/or fixtures obstructing the required light intensity for that area.


5. Gymnasiums.

6. Multipurpose rooms.

7. Occupational shops.

8. Occupied rooms where ambient noise impairs hearing of the fire alarm.

9. Lobbies.

10. Meeting/Conference rooms.

11. Classrooms.

12. Medical exam rooms.

13. Open office areas.

14. Sales floor areas.

15. Break or lunch rooms

16. Copy or work rooms.

18. File or Storage rooms exceeding 200 sq. ft.

Section 907.6.6 is amended to read:

**907.6.6 Monitoring of fire alarm systems.** A fire alarm system required by this chapter, or by the California Building Code, shall be monitored by a UL-listed Central Station service in accordance with NFPA 72 and this code.

**Exception:** Monitoring by a UL-listed central station is not required for:

1. Single- and multiple-station smoke alarms required by Section 907.2.10.
2. Group I-3 occupancies shall be monitored in accordance with Section 907.2.6.3.
3. Residential Day Care Facilities (occupancy load of 14 or less).
4. One- and two-family dwellings.
5. Residential Care Facilities licensed by the state with an occupant load of 6 or less.
6. Occupancies with a local fire alarm system that will give an audible and visible signal at a constantly attended location, as approved by the Fire Code Official.

Section 907.8.6 is added, to read:

**907.8.6 Certification.** New fire alarm systems shall be UL-Certified. A Certificate of Completion and other documentation as listed in NFPA 72 shall be provided for all new fire alarm system installations. It is the responsibility of the building owner or owner’s representative to obtain and maintain a current and valid Certificate.

Section 907.8.6.1 is added, to read:

**907.8.6.1 Posting of Certificate.** The UL Certificate shall be posted in a durable transparent cover within three feet of the fire alarm control panel within 45 days of the final acceptance test/inspection.


Section 1028.5.1 is added, to read:

**1028.5.1 Exit discharge surface.** Exterior exit pathway surfaces shall be suitable for pedestrian use in inclement weather, and shall terminate at a public way as defined in the California Building Code.

Chapter 33. Fire Safety During Construction and Demolition.

Section 3301.3 is added, to read:

**3301.3 Permits.** Permits shall be obtained for asbestos removal operations, temporary fire department access roads for construction, and temporary water supplies as set forth in sections 105.6 and 105.7.
Section 3318 is added, to read:

**Section 3318 Asbestos removal.**

**3318.1 General.** Operations involving removal of asbestos or asbestos-containing materials from buildings shall be in accordance with Section 3318.

**Exception:** Section 3318 does not apply to the removal of asbestos from:

1. Pumps, valves, gaskets and similar equipment.
2. Pipes, ducts, girders or beams that have a length less than 21 linear feet (6400 mm).
3. Wall or ceiling panels that have an area of less than 10 square feet (0.93 m²) or a dimension of less than 10 linear feet (3048 mm).
4. Floor tiles when their removal can be completed in less than four hours.
5. Group R-3 occupancies.

**3318.2 Notification.** The fire code official shall be notified 24 hours prior to the commencement and closure of asbestos-removal operations. The permit applicant shall notify the building official when asbestos abatement involves the removal of materials that were used as a feature of the building's fire resistance.

**3318.3 Plastic Film.** Plastic film that is installed on building elements shall be flame resistant as required for combustible decorative material, in accordance with Section 807.

**3318.4 Signs.** Approved signs shall be posted at the entrance, exit and exit-access door, decontamination areas, and waste disposal areas for asbestos-removal operations. The signs shall state that asbestos is being removed from the area, that asbestos is a suspected carcinogen, and that proper respiratory protection is required. Signs shall have a reflective surface. Lettering shall be a minimum of 2 inches (51 mm) high.

**Chapter 50. Hazardous Materials – General Provisions.**

Section 5001.5.3 is added, to read:

**5001.5.3 Emergency response support information.** Floor plans, material safety data sheets, Hazardous Materials Management Plans (HMMP), Hazardous Material Inventory Statements (HMIS), and other information must be stored at a readily accessible location, as determined by the fire code official. This location may be in cabinets located outside of facilities or buildings. Information may be required to be maintained in a specific electronic media format to facilitate computer aided dispatching.

Section 5003.9.1.2 is added, to read:

**5003.9.1.2 Documentation.** Evidence of compliance with provisions of this chapter as well as with state and federal hazardous material regulations shall be maintained on site and available for inspection by fire department personnel.
Chapter 56. Explosives and Fireworks.

Section 5601.1.3 is amended to read:

**5601.1.3 Fireworks.** The possession, manufacture, storage, sale, handling, and use of fireworks are prohibited within the jurisdiction of the District.

**Exceptions:**

1. The use of fireworks for fireworks displays, pyrotechnics before a proximate audience, pyrotechnic special effects in motion pictures, television, theatrical, or group entertainment productions as allowed by Title 19, Division 1, Chapter 6 Fireworks reprinted in Section 5608 and the Health and Safety Code Division 11.

2. Snap Caps and Party Poppers classified by the State Fire Marshal as pyrotechnic devices.

Section 5601.2.2 is amended to read:

**5601.9 Sale and retail display.** No person shall construct a retail display or offer for sale any explosives, explosive materials, or fireworks within the jurisdiction.

**Exception:** Snap Caps and Party Poppers classified by the State Fire Marshal as pyrotechnic devices.

Section 5601.2.4 is amended as follows:

**5601.2.4 Financial responsibility.** Before a permit is issued pursuant to Section 5601.2, the applicant shall file with the jurisdiction a corporate surety bond in the principal sum of $2,000,000 or a public liability insurance policy for the same amount, for the purpose of the payment of all damages to persons or property which arise from, or are caused by, the conduct of any act authorized by the permit upon which any judicial judgment results. The fire code official is authorized to specify a greater or lesser amount when, in his or her opinion, conditions at the location of use indicate a greater or lesser amount is required. Government entities shall be exempt from this bond requirement.

**Exception:** Fireworks in accordance with California Code of Regulations, Title 19, Division 1, Chapter 6. See Section 5608.

Section 5601.9 is added, to read:

**5601.9 Prohibited and Limited Acts.** The storage of explosive materials is prohibited in all zoning districts except districts zoned for industrial or agricultural uses. In districts where the storage of explosive materials is permitted, the quantities of explosives and distances shall be in accordance with California Fire Code Section 5601.8.

Chapter 57. Flammable and Combustible Liquids.

Section 5704.2.9.6.1 is amended to read:

**5704.2.9.6.1 Locations where above-ground tanks are prohibited.** The storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited in all zoning districts except districts zoned for commercial, industrial, or agricultural uses.
Exception: Protected above-ground tanks for the purpose of emergency power generator installations in areas zoned commercial, industrial, agricultural, central business district, rural or rural residential, and for facilities on an individual basis consistent with the intent of this provision. Tank size shall not exceed 500 gallons (1892.706L) for Class I or II liquids, or 1,000 gallons (3785.412L) for Class III liquids.

Section 5706.2.4.4 is amended to read:

5706.2.4.4 Locations where above-ground tanks are prohibited. Storage of Class I and II liquids in above-ground tanks is prohibited in all zoning districts except district zoned for commercial, industrial, or agricultural use.

Chapter 58. Flammable Gases and Flammable Cryogenic Fluids.

Section 5806.2 is amended to read:

5806.2 Limitation. The storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited in any area which is zoned for other than industrial use.

Exception: Liquid hydrogen fuel systems in compliance with Section 5806.3 or 5806.4.

Chapter 61. Liquefied Petroleum Gases.

Section 6103.2.1.7 is amended to read:

6103.2.1.7 Use for food preparation. Individual portable L-P containers used, stored, or handled inside a building classified as a Group A, Group B, or Group M occupancy for the purposes of cooking, food display, or a similar use, shall be limited in size to one quart capacity and shall be of an approved type. The number of portable containers permitted will be at the discretion of the fire code official. LP-gas appliances used for food preparation shall be listed for such use in accordance with the California Mechanical Code and NFPA 58.

Section 6104.2 is amended to read:

6104.2 Maximum capacity within established limits. The storage of liquefied petroleum gas is prohibited in any central business district and in all zoning districts except districts zoned for commercial, industrial, rural, or agricultural uses. The aggregate capacity of any one installation used for the storage of liquefied petroleum gas shall not exceed a water capacity of 2,000 gallons (7570 L).

Chapter 80. Referenced Standards.

Chapter 80 is amended by adding the following referenced standards:


Chapter 80 is further amended by amending the NFPA 13D (2016) (Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes) standard as follows:

Section 7.7.1 is added, to read:

7.7.1 Where CPVC pipe is installed above the normal insulation in an unconditioned space, such as in an attic space, or a garage without conditioned living space above, CPVC pipe shall be adequately insulated to a minimum R-19 value, or equivalent, or pipe shall be limited to Type K or L copper, or ferrous piping.

Section 8.3.5.1.2 is amended to read:

8.3.5.1.2 Where fuel-fired equipment is below or on the same level as occupied areas of the dwelling unit, at least one quick-response intermediate temperature sprinkler shall be installed above the equipment or at the wall separating the space with the fuel-fired equipment from the occupied space. In unconditioned spaces, CPVC pipe shall be adequately insulated to a minimum R-19 value, or equivalent, or pipe shall be limited to Type K or L copper, or ferrous piping.

Appendix B. Fire-Flow Requirements for Buildings.

Table B105.2 is amended to read:

<table>
<thead>
<tr>
<th>AUTOMATIC SPRINKLER SYSTEM (DESIGN STANDARD)</th>
<th>MINIMUM FIRE-FLOW (GALLONS PER MINUTE)</th>
<th>FLOW DURATION (HOURS)</th>
</tr>
</thead>
<tbody>
<tr>
<td>No automatic sprinkler system</td>
<td>Value in Table B105.1(2)</td>
<td>Duration in Table B105.1(2)</td>
</tr>
<tr>
<td>Section 903.3.1.1 of the California Fire Code</td>
<td>50% of the value in Table B105.1(2)³</td>
<td>Duration in Table B105.1(2) at the reduced flow rate</td>
</tr>
<tr>
<td>Section 903.3.1.2 of the California Fire Code</td>
<td>50% of the value in Table B105.1(2)³</td>
<td>Duration in Table B105.1(2) at the reduced flow rate</td>
</tr>
</tbody>
</table>

For SI: 1 gallon per minute = 3.785 L/m

a. The reduced fire-flow shall be not less than 1,500 gallons per minute.

Section B105.2 is amended by amending the exception to read:

Exceptions:

1. Group B, S-2, and U occupancies having a floor area not exceeding 1,000 square feet, primarily constructed of noncombustible exterior walls with wood or steel roof framing, having a Class A roof assembly, with uses limited to the following or similar uses:

1.1. California State Parks buildings of an accessory nature (restrooms).

1.2. Safety roadside rest areas, (SRRA), public restrooms.

1.3. Truck inspection facilities, (TIF), CHP office space and vehicle inspection bays.

1.4. Sand/salt storage buildings, storage of sand and salt.
2. A reduction in required fire-flow of 50 percent, as approved by the fire code official, when the building is provided with an approved automatic sprinkler system and installed in accordance with Section 903.3.1.1. The resulting fire-flow shall be not less than 1,500 gallons per minute (5678L/min) for the prescribed duration as specified in Table B105.1.

Appendix C. Fire Hydrant Locations and Distribution.

Table C102.1 is amended as follows:

The title of Table C102.1 is amended to read:

TABLE C102.1

The heading of the fourth column of Table C102.1 is amended to read:

MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT

Footnotes “i” and “j” are added to Table C102.1, to read:

i. A fire hydrant shall be provided within 250 feet of a fire trail access point off a public or private street.

j. For infill projects within existing single-family residential developments, Section 507.5.1 applies.

Appendix D. Fire Apparatus Access Roads.

Section D102.1 is amended to read:

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete, or other approved all-weather driving surface capable of supporting the imposed load of fire apparatus weighing at least 74,000 pounds (33 566 kg) in accordance with CalTrans Design Standard HS-20-44.

Exception: Driveways serving one or two single-family dwellings may be constructed of an alternate surface material, providing the imposed weight load design minimums are met and the grade does not exceed 10 percent.

Section D103.1 is deleted.

Section D103.2 is amended to read:

D103.2 Grade. Fire department access roadways having a grade of between 16 percent and 20 percent shall be designed to have a finished surface of grooved concrete sufficient to hold a 44,000 pound (19 958 kg) traction load. The grooves in the concrete surface shall be ½ inch (13 mm) wide by ½ inch (13 mm) deep and 1 ½ inch (38 mm) on center and set at a 30 to 45 degree angle across the width of the roadway surface. No grade shall exceed 20 percent, nor shall the cross slope exceed 8%, unless authorized in writing by the fire code official.
Section D103.2.1 is added, to read:

**D103.2.1 Angles of approach and departure.** The angles of approach and departure for any means of access shall not exceed 10 percent at 10 feet of the grade break.

Section D103.3 is amended to read:

**D103.3 Turning radius.** Based on a minimum unobstructed width of 20 feet, a fire apparatus access roadway shall be capable of providing a minimum standard turning radius of 25 feet (7620 mm) inside and 45 feet (13 716 mm) outside.

Table D103.4 is amended to read:

<table>
<thead>
<tr>
<th>LENGTH (feet)</th>
<th>MINIMUM WIDTH (feet)</th>
<th>TURNAROUNDS REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 – 150</td>
<td>20(^a)</td>
<td>None required</td>
</tr>
<tr>
<td>151 – 750</td>
<td>20(^a)</td>
<td>100-foot Hammerhead, 50-foot “Y”, 75-foot Shunt or 90-foot-diameter cul-de-sac in accordance with figure D103.1</td>
</tr>
<tr>
<td>Over 750</td>
<td></td>
<td>Special approval required(^b)</td>
</tr>
</tbody>
</table>

a. A driveway with a minimum width of 16 feet is acceptable for access to no more than two single-family dwellings.

b. Any fire apparatus access roadway or driveway that is approved to be less than 20 feet wide and to exceed 750 feet in length shall have outsets or turnouts every 300 feet along the length of the road or driveway, or at locations approved by the fire code official. Each outset or turnout shall be of the following dimensions: an 8-foot-wide turnout that extends at least 40 feet in length.

Figure D103.1 is amended to read:

**Figure D103.1**

Dead-end Fire Apparatus Access Road Turnaround
Section D103.5 is amended as follows:

Criteria 1 of Section D103.5 is amended to read:

1. The minimum clear width shall be 20 feet (6096mm).

**Exception:** For access to one or two single-family dwellings, 16 feet clear width is acceptable.

Criteria 9 is added to Section D103.5, to read:

9. All gates shall be installed and located a minimum of 30 feet off the street.

Section D103.6.1 is amended to read:

**D103.6.1 Roads less than 28 feet in width.** Fire apparatus access roads less than 28 feet wide shall be posted on both sides as a fire lane.

Section D103.6.2 is amended to read:

**D103.6.2 Roads 28 feet in width or greater, but less than 36 feet in width.** Fire apparatus access roads 28 feet wide or greater, but less than 36 feet wide, shall be posted on one side of the road as a fire lane.

Section D106.1 is amended by deleting the exception and to read:

**D106.1 Projects having more than 100 dwelling units.** Multiple-family residential projects having more than 100 dwelling units shall be provided with two separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.

Section D106.2 is deleted in its entirety. (Ord. 939 § 2, 2020; Ord. 913 § 1 (Exh. A), 2017; Ord. 884 § 1 (Exh. A), 2014; Ord. 859 § 2 (Exh. A), 2011; Ord. 841 § 1 (Exh. A), 2009)
Chapter 14.10
CALIFORNIA MECHANICAL CODE
(Repealed by Ord. 852)

Chapter 14.15
UNIFORM HOUSING CODE
(Repealed by Ord. 852)

Chapter 14.20
CALIFORNIA ELECTRICAL CODE
(Repealed by Ord. 852)

Chapter 14.25
CALIFORNIA PLUMBING CODE
(Repealed by Ord. 852)

Chapter 14.30
UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS
(Repealed by Ord. 852)

Chapter 14.35
CALIFORNIA REFERENCED STANDARDS CODE
(Repealed by Ord. 852)
Chapter 14.40

CONSTRUCTION AND DEMOLITION DEBRIS

Sections:
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14.40.010 Findings.

The city council of the City of Pleasant Hill finds that:

A. The State of California requires that each local jurisdiction in the state divert 50% of discarded materials from landfills from the base year (1990) to December 31, 2000, and thereafter to maintain or exceed that diversion rate. (California Integrated Waste Management Act of 1989, Public Resources Code section 40000 and following; also known as AB 939.)

B. Every city and county in California, including Pleasant Hill, could face fines of up to $10,000 a day for not meeting the above mandated goal.

C. Construction and demolition debris (C&D) make up approximately 30% of California’s waste stream. Reusing and recycling C&D debris are essential to further the city’s efforts to reduce waste and comply with AB 939 goals.

D. C&D debris waste reduction and recycling have been proven to reduce the amount of such material which is placed in landfills, increase site and worker safety, and be cost-effective.

E. Except in unusual circumstances, it is feasible to divert an average of at least 50% of all C&D debris from construction, demolition, and renovation projects.

F. The City of Pleasant Hill, along with other cities in Contra Costa County and California, is adopting an ordinance that requires construction, demolition and renovation projects to recycle at least a portion of the resultant debris.

G. To ensure compliance with this chapter and to ensure that those contractors that comply with this chapter are not placed at a competitive disadvantage, it is necessary to impose a performance security requirement. (Ord. 774 § 1, 2003; 1991 code § 10-7.1)

14.40.020 Definitions.

In this chapter, the following definitions apply:

AB 939 means Assembly Bill 939, the California Integrated Waste Management Act of 1989, and amendments to it, found at California Public Resources Code section 40000 and following.
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Applicant means any individual, or public or private entity that applies to the city for a building permit or encroachment permit (for construction, demolition or renovation).

Building official means the city’s chief building official or his or her designee. (For a public works project or work involving an encroachment permit, the director of public works and community development or his or her designee performs the function.)

City manager means the city manager of Pleasant Hill or his or her designee.

Construction means the building of any facility or structure or any portion thereof including any improvements to an existing facility or structure.

Construction and demolition debris or C&D means used or discarded materials resulting from construction, renovation, remodeling, repair, demolition, excavation or construction clean-up operations on any pavement or structure. (See this chapter for regulations.)

Deconstruction means the process of carefully dismantling a building or structure in order to salvage components for reuse and recycling.

Demolition means the decimating, razing, ruining, tearing down or wrecking of any facility, structure, pavement or building, whether in whole or in part, whether interior or exterior.

Diversion requirement means the diversion of at least 50% of the total construction and demolition debris generated by a project by reuse or recycling, or the requirement established by the chief building official for the project under an exemption. (See PHMC § 14.40.080.)

Divert means to use material for any purpose other than disposal in a landfill or transformation facility. Divert includes reuse and recycle.

Encroachment permit means the permit issued for work in the public right-of-way, under PHMC Chapter 11.05. For purposes of this chapter, encroachment permit refers only to a permit issued for city-sponsored work.

Performance security means a performance bond, surety bond, money order, letter of credit, or certificate of deposit submitted to the city under PHMC § 14.40.050.B.

Project means any activity involving construction, demolition or renovation, and which requires issuance of a building permit or an encroachment permit. Project also includes city-sponsored construction, demolition or renovation.

Recycling means the process of collecting, sorting, cleansing, treating, and reconstituting materials that would otherwise become solid waste, and returning them to the economic mainstream in the form of raw material for new, reused, or reconstituted products which meet the quality standards necessary to be used in the marketplace. Recycling does not include transformation as defined in Public Resources Code section 40201.

Regulated project means a project of $50,000 or more, or a project which involves 5,000 square feet or more. (See also PHMC § 14.40.030.)

Renovation means any change, addition, or modification to an existing structure.

Salvage means the controlled removal of construction or demolition debris from a building or demolition site for the purpose of recycling, reuse, or storage for later recycling or reuse.
Solid waste means all solid, semisolid and liquid wastes, including garbage, trash, refuse, paper, rubbish, ashes, industrial wastes, construction and demolition debris, green waste, vehicle parts, discarded home and industrial appliances, sewage sludge (dewatered, treated or chemically fixed), manure, vegetable or animal wastes, and other discarded wastes under Public Resources Code section 40191. It includes recyclable materials that are discarded by the generator and mixed waste.

1. Garbage means kitchen and table food waste, and animal or vegetable waste that results from the storage, preparation, cooking or handling of food.
2. Refuse means garbage and rubbish. It does not include green waste or recyclable material.
3. Rubbish means nonputrescible solid wastes such as ashes, paper, cardboard, tin cans, yard clippings, wood, glass, bedding, crockery, plastics, rubber byproducts or litter.

Total costs means the total construction value of the project as calculated by the building division using the city’s standard commercial and residential valuation formulas.

Waste management plan or WMP means a plan approved by the city under this chapter, for a regulated project.

Waste management plan fee or WMP fee means the fee charged by the city to administer and implement the C&D ordinance. (Ord. 774 § 1, 2003; 1991 code § 10-7.2)

14.40.030 Regulated projects.

A construction, demolition or renovation project within the city, the total costs of which are, or are projected to be, equal to or greater than $50,000, or which involve the construction, demolition or renovation of 5,000 or more square feet are considered regulated projects under this chapter.

It is unlawful to split or separate a regulated project into small work projects for the purpose of evading the requirements of this chapter.

The applicant for a regulated project (a project of $50,000 or more, or a project involving 5,000 square feet or more) shall comply with this chapter. Compliance with this chapter shall be listed as a condition of approval on any building or demolition permit, or encroachment permit, issued for a regulated project. The failure to include such a condition does not relieve the applicant from complying with this chapter.

Builders of projects which are not regulated are encouraged to divert as much C&D debris as possible.

No building, grading, demolition or encroachment permit shall be issued for a regulated project unless and until the chief building official has approved a WMP for the project. (Ord. 774 § 1, 2003; 1991 code § 10-7.3)

14.40.040 Authority to implement.

The chief building official is authorized to implement and is responsible for implementing this chapter. The director of public works and community development is authorized to implement this chapter when the work is a public works project or involves an encroachment permit. (Ord. 774 § 1, 2003; 1991 code § 10-7.4)

14.40.050 Waste management plan – Performance security.

A. WMP application. Each applicant for a building, demolition or encroachment permit (for a regulated project) shall submit a completed waste management plan (WMP) with the first plan check. The completed WMP shall include all of the following:

1. The total square footage of the area to be constructed or demolished; and
2. A list of the C&D debris material types to be generated; and
3. The identity of the vendor(s) or facility(ies) that the applicant proposes to use to collect or receive that material; and
4. An acknowledgement of responsibility that the applicant understands the consequences of not meeting the 50% diversion requirement and that the applicant is responsible for the actions of their contractors or other agents with regard to the diversion requirement.

In preparing the WMP, an applicant for a plan check involving the removal of all or part of an existing structure shall consider deconstruction, to the maximum extent feasible, and shall make the materials generated thereby available for salvage before placing in a landfill.

B. Performance security.
   1. Requirement. The applicant for any regulated project shall submit a performance security. The amount of the performance security shall be calculated as a percentage of the project’s total cost, as follows:

<table>
<thead>
<tr>
<th>Project Total Costs – $</th>
<th>Performance Security – %</th>
<th>Performance Security – $</th>
</tr>
</thead>
<tbody>
<tr>
<td>50,000 – 500,000</td>
<td>2.00</td>
<td>1,000 – 10,000</td>
</tr>
<tr>
<td>500,001 – 1,000,000</td>
<td>1.75</td>
<td>10,000 – 18,750</td>
</tr>
<tr>
<td>1,000,001 – 2,000,000</td>
<td>1.50</td>
<td>18,750 – 33,750</td>
</tr>
<tr>
<td>2,000,001 – 5,000,000</td>
<td>1.25</td>
<td>33,750 – 91,250</td>
</tr>
<tr>
<td>Above 5,000,000</td>
<td>1.00</td>
<td>91,250 and up</td>
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   2. Form of security. The performance security may be a performance bond, surety bond, money order, letter of credit, certificate of deposit, cash, escrow account, or alternate security approved by the city attorney. (Ord. 774 § 1, 2003; 1991 code § 10-7.5)

14.40.060 Evaluation of WMP.

A. Approval. The chief building official shall approve a WMP only if he or she first determines that all of the following conditions have been met:
   1. The WMP provides all of the information set forth in PHMC § 14.40.050; and
   2. The WMP shows that at least 50% of all C&D debris generated by the project will be diverted.

If the chief building official determines that all of the above conditions have been met, he or she shall mark the WMP “Approved,” return a copy of the WMP to the applicant, and place a copy of the approved WMP in the building permit file for the project.

B. Denial. If the chief building official determines that the WMP is incomplete or fails to show that at least 50% of all C&D debris generated by the project will be diverted, he or she shall either:
   1. Return the WMP application to the applicant marked “Denied,” including a statement of reasons, and retain a copy of the denial in the building division. The building division shall then immediately stop processing the plan check; or
   2. Return the WMP to the applicant marked “Further Explanation Required,” and retain a copy in the building division.

C. Approval required before building permit. Notwithstanding any other provision of this code, no building permit or encroachment permit shall be issued for any regulated project until:
   1. The chief building official has approved the WMP. However, approval is not required if the chief building official determines that an emergency demolition is required to protect public health or safety;
   2. The applicant posts the required performance security, under PHMC § 14.40.050.B; and
   3. The applicant pays the WMP fee in the amount established by city council resolution. (Ord. 774 § 1, 2003; 1991 code § 10-7.6)
14.40.070 Compliance with WMP.

A. Applicant’s documentation. Before the issuance of a certificate of occupancy of any regulated project, the applicant shall submit to the chief building official documentation that it has met the diversion requirement for the project. This documentation shall include all of the following:

1. Receipts from the vendor or facility which collected or received each material showing the actual weight or volume of that material. (The documentation may be for commingled loads when appropriate);
2. A copy of the approved WMP, with the addition of the actual volume or weight of each material diverted or placed in a landfill;
3. Any additional information the applicant believes is relevant in determining efforts to comply in good faith with this chapter.

B. Weighing of wastes. An applicant shall make reasonable efforts to ensure that all C&D debris diverted or placed in a landfill is measured and recorded using the most accurate method of measurement available. To the extent practical, all C&D debris shall be weighed by measurement on scales. Such scales shall be in compliance with all regulatory requirements for accuracy and maintenance. For C&D debris for which weighing is not practical due to small size or other considerations, a volumetric measurement shall be used. For conversion of volumetric measurements to weight, the applicant shall use the standardized conversion table approved by the city for this purpose.

C. Determination of compliance and release of performance security. The chief building official shall review the information submitted under PHMC § 14.40.050 and determine whether the applicant has complied with the diversion requirement, as follows:

1. Full compliance. If the chief building official determines that the applicant has fully complied with the diversion requirement, he or she shall cause the full performance security to be released to the applicant within 30 days of the applicant’s submission of the documentation required under subsection A of this section.
2. Good faith effort to comply. If the chief building official determines that the diversion requirement has not been achieved, he or she shall determine on a case-by-case basis whether the applicant has made a good faith effort to comply with this chapter. In making this determination, the chief building official shall consider the availability of markets for the C&D debris placed in a landfill, the size of the project, and the documented efforts of the applicant to divert C&D debris. If the chief building official determines that the applicant has made a good faith effort to comply with this chapter, he or she shall release the performance security, or a portion of it in proportion to the degree of compliance, to the applicant within 30 days of the applicant’s submission of the documentation required under subsection A of this section.
3. Noncompliance. If the chief building official determines that the applicant has not made a good faith effort to comply with this chapter, or if the applicant fails to submit the documentation, then, at the chief building official’s discretion, (a) the certificate of occupancy will not be issued, or (b) the performance security shall be forfeited to the city, or (c) both.
4. Use of forfeited security. Forfeited performance securities shall be deposited into a special account and used for the purposes of (a) payment of any fines which may be assessed against the city, and (b) promoting diversion and recycling within the city. (Ord. 774 § 1, 2003; 1991 code § 10-7.7)

14.40.080 Exemption.

A. Application. If an applicant for a regulated project experiences unique circumstances that the applicant believes make it infeasible to comply with the diversion requirement, the applicant may apply for an exemption at the time that he or she submits the WMP required under PHMC § 14.40.050. The applicant shall indicate on the WMP the maximum rate of diversion he or she believes is feasible for each material and the specific circumstances that he or she believes make it infeasible to comply with the diversion requirement.

B. Meeting with chief building official. The chief building official shall review the information supplied by the applicant and may meet with the applicant to discuss possible ways of meeting the diversion requirement.
Based on the information supplied by the applicant, the chief building official shall determine whether it is possible for the applicant to meet the diversion requirement.

C. Granting of exemption. If the chief building official determines that it is infeasible for the applicant to meet the diversion requirement due to unique circumstances, he or she shall determine the maximum feasible diversion rate for each material and shall indicate this rate on the WMP submitted by the applicant. The chief building official shall return a copy of the WMP to the applicant marked “Approved with exemption” and shall place a copy of the approved-with-exemption WMP in the building division project file.

D. Denial of exemption. If the chief building official determines that it is possible for the applicant to meet the diversion requirement, he or she shall so inform the applicant in writing. The applicant shall have 30 days to resubmit a WMP. If the applicant fails to resubmit the WMP, or if the resubmitted WMP does not comply with this section, the chief building official shall deny the WMP in accordance with PHMC § 14.40.060.B.

(Ord. 774 § 1, 2003; 1991 code § 10-7.8)

14.40.090 Appeal.

An applicant may appeal a determination made under this chapter to the city manager. To appeal, the applicant shall file a written appeal with the city clerk within 10 days after the determination of the chief building official, stating the reasons for the appeal. An appeal is limited to the following issues: (A) the granting or denial of an exemption; (B) whether the applicant has made a good faith effort to comply with the WMP; and (C) the amount of security to be released. The city manager shall hear the appeal within 45 calendar days, and shall give 10 days’ prior written notice to the applicant. (Ord. 846 § 7, 2010; Ord. 774 § 1, 2003; 1991 code § 10-7.9)

14.40.100 Enforcement.

A. Civil action. Violation of this chapter may be enforced by civil action including an action for injunctive relief. In any civil enforcement action, administrative or judicial, the city shall be entitled to recover its attorneys’ fees and costs from a person who is determined by a court of competent jurisdiction to have violated this chapter.

B. Misdemeanor. A violation of this chapter constitutes a misdemeanor as defined in Government Code section 36900. However, the city attorney or other city enforcement officer is authorized to prosecute the violation as an infraction, at his or her discretion, punishable as set forth in PHMC Chapter 1.25. Where the violation is the failure to achieve the diversion requirement and the C&D materials from the project have already been placed in a landfill, the violation shall be deemed to have ceased after a period of 10 days.

C. Public nuisance. A violation of this chapter is a public nuisance.

D. Authority to enforce. The director of public works and community development and the city attorney are authorized to enforce this chapter. (Ord. 774 § 1, 2003; 1991 code § 10-7.10)
Chapter 14.45

HOUSE MOVING

Sections:
14.45.010 Definitions.
14.45.020 Permit required.
14.45.030 Initial inspection fee.
14.45.040 Application for permit.
14.45.050 Action on application.
14.45.060 Appeal.
14.45.070 Repeat application.
14.45.080 Time for completing alterations and improvements.
14.45.090 Responsibility for fees and charges.
14.45.100 Tentative map procedure.
14.45.110 Requirements for house movers.
14.45.120 Street improvements.
14.45.130 Adopted building codes.
14.45.140 Site clearance.
14.45.150 Enforcement.

14.45.010 Definitions.

As used in this chapter:

Building means any house, structure or shed that is more than 10 feet in length or more than eight feet in width. One single or double garage, 400 square feet, shall be included in the term building when the same is located upon the premises from which a building is being moved and for which permission has been granted and the fee hereinafter required shall have been paid; provided further, that the garage is moved at approximately the same time and to the same location as the building. (Ord. 476 § 2, 1981; 1991 code § 10-8.1)

14.45.020 Permit required.

It is unlawful for any person to move or cause to be moved a building upon any lot, piece or parcel of land located within the city and which is to be permanently affixed to the land without first having obtained a permit as provided in this chapter. See also PHMC § 18.50.080. (Ord. 476 § 2, 1981; 1991 code § 10-8.2)

14.45.030 Initial inspection fee.

Prior to making an application for a permit pursuant to the provisions of this chapter, any person may, upon payment of the initial inspection fee hereinafter prescribed, have an inspection made by the chief building official of the structure to be moved and written report prepared listing the alterations, if any, which will be required in the structure. (Ord. 476 § 2, 1981; 1991 code § 10-8.3)

14.45.040 Application for permit.

Every application for a permit to move a structure shall be:

A. Made on forms provided by the public works and community development department;

1. Editor’s note: Prior ordinance history includes portions of 1978 code §§ 4.32.010 – 4.32.020.
B. Accompanied by plans and specifications in such detail as the chief building official and public works and community development department may require, indicating thereon the location of the property upon which the structure is to be moved, and any additions to be constructed, the alterations and remodeling to be done to the building and the estimated cost thereof, and the site improvements planned for the property and their estimated costs;

C. Accompanied by a nonrefundable fee in the amount set forth in Resolution No. 65-81, which fee shall be in addition to the initial inspection fee prescribed in PHMC § 14.45.030, and in addition to any required fees for building, electrical, plumbing or other construction permits. (Ord. 476 § 2, 1981; 1991 code § 10-8.4)

14.45.050 Action on application.

Every application for a permit to move a building shall be processed as follows:

A. The public works and community development department shall determine whether the proposed move will conform to existing zoning regulations;

B. The chief building official shall inspect the building for conformance to the building, housing, plumbing, and electrical codes of the city and determine what repairs, alterations or remodeling will be required to make the structure conform to all requirements of the aforementioned codes;

C. The director of public works and community development shall examine the parcel, lot or building site upon which the building is to be moved and determine what public improvements, such as concrete curb and gutter, sidewalk, and street trees, are required to conform to city codes, ordinances, and regulations and what site improvements, such as driveways, walkways, retaining walls, etc., are required to serve the building;

D. The chief building official shall then examine the plans and specifications submitted with the application to determine whether the building, when completed in accordance with the plans and specifications, will conform to all applicable ordinances, codes, rules and regulations;

E. The chief building official shall determine the reasonable cost of placing and completing the building in its new location, excluding costs of moving but including costs of new foundations and all necessary improvements on or in front of the site, which total cost shall be the principal amount of a performance bond to be posted by the applicant to guarantee performance of the required alterations and improvements;

F. The applicant or his or her agent must furnish evidence to the chief building official that the police chief has approved the time and moving route to be followed and there has been compliance with the reasonable requirements of the affected public utility companies as required by PHMC § 14.45.110;

G. If there is any defect in the application or in the accompanying plans and specifications, the applicant shall have 30 days from receipt of written notice from the chief building official within which to remedy the defects. If the defects are not remedied within 30 days, the chief building official shall deny the application and so inform the applicant in writing. Thereafter, should the applicant desire to revive the application, he or she shall pay another application fee in the amount set forth by resolution of the city council;

H. Upon finding the applicant has complied with all applicable codes, ordinances, rules, and regulations, the public works and community development department shall then cause the application to be set for public hearing before the zoning administrator, with notice to be given as follows:

1. Notification of the hearing shall be as set forth in the planning and land use ordinance;

I. The zoning administrator shall hold public hearing on the application and shall, within 15 working days thereafter, either approve, conditionally approve, or disapprove the application. The zoning administrator shall determine, among other things, whether the building will, when moved onto the desired land, be as architecturally compatible with the neighborhood, as conducive to good development on nearby land, as much in the
public interest and as protective of public health, safety and welfare as a new building which could legally be
constructed on the property;

J. Upon approval of the application by the zoning administrator, the chief building official shall inform the
applicant of the principal amount of the required performance bond;

K. The applicant shall, after approval of his or her plans and specifications, post with the city a performance
bond in the amount determined by the chief building official, the bond to be written by a corporate surety com-
pany licensed to do business in the State of California; the bond shall name the city as obligee and the condition
of the bond shall be that the holder of the permit will place and complete the building and construct the site
improvements according to the approved plans and specifications and within the time limits specified in this
chapter. If the site from which the building is to be moved is located within the city, then such surety bond shall
guarantee that the site shall be cleared;

L. Not sooner than seven days after approval of the application by the zoning administrator and after receipt
of the required performance bond and fees/charges as set forth in PHMC § 14.45.130, the chief building offi-
cial shall, unless the zoning administrator’s approval has been appealed pursuant to PHMC § 14.45.060, issue
a permit to move the structure in accordance with the approved plans and specifications;

M. No permit shall be granted unless the applicant files with the city proof of liability insurance in a minimum
amount of $1,000,000, combined single limit. Such policies shall be issued by a responsible insurance com-
pany, approved as to form and content by the city attorney, and shall name the city as an additional insured and
shall not be cancelable without 10 days’ written notice to the city of intention to cancel. (Amended during 2005
codification; Ord. 476 § 2, 1981; 1991 code § 10-8.5)

14.45.060 Appeal.

Any person affected by the action of the zoning administrator in granting, denying or applying conditions to
the permit may appeal to the planning commission. The appeal shall be in accordance with the planning and
land use ordinance. (Ord. 476 § 2, 1981; 1991 code § 10-8.6)

14.45.070 Repeat application.

No application or a permit to move a structure may be filed with the chief building official within a period of
one year after previous application to move the same structure onto the same parcel of land or onto any parcel
of land within 3,000 feet of the desired new location for the structure has been denied. (Ord. 476 § 2, 1981;
1991 code § 10-8.7)

14.45.080 Time for completing alterations and improvements.

In order to prevent moved structures from remaining incomplete for indefinite periods of time, the following
time schedule shall apply to the moving of structures:

A. All required alterations and improvements to structures and site, as shown on the approved plans and spec-
ifications, shall be completed within 90 days after issuance of the permit;

B. This time may be extended for a period of time not to exceed an additional 30 days by the chief building
official upon submission of written proof by the holder of the permit that conditions beyond his or her control
make it impossible to complete the required alterations and improvements within the first 90 days;

C. Should the permittee be unable to complete the required alterations and improvements within the allowed
time, he or she may make written application to the zoning administrator for an extension of time, setting forth
in the application the reasons why the additional time is needed. The zoning administrator may grant such time
extension as, in his or her opinion, is justified by the circumstances or he or she may deny the application;
D. Where the holder of a permit moves a building and fails to complete the required alterations and improvements within 90 days or any extension thereof, the chief building official shall, with the advice and assistance of the city attorney, take such action against principal and surety on the performance bond as is necessary to accomplish completion of the required alterations and improvements;

E. If the holder of the permit and the surety have failed to place and complete the building and construct site improvements according to the approved plans and specifications within one year of the date of issuance of the permit, the chief building official may summarily, without further process, abate the structure by completion according to the plans or by demolition, the cost of which shall be a charge upon the holder of the permit and his or her surety. (Ord. 476 § 2, 1981; 1991 code § 10-8.8)

**14.45.090 Responsibility for fees and charges.**

The mover will be responsible for any fees and charges for the use of any city personnel during the house move and shall deposit with the city the estimated fees and charges for the use of city personnel prior to receiving the house moving permit. Any fees and charges not used shall be returned. (Ord. 476 § 2, 1981; 1991 code § 10-8.9)

**14.45.100 Tentative map procedure.**

If the land upon which the building is to be moved is not a legal lot of record, then the applicant must first secure approval of a tentative map from the planning commission in accordance with the city subdivision ordinance before the planning commission will act on his or her application. (Ord. 476 § 2, 1981; 1991 code § 10-8.10)

**14.45.110 Requirements for house movers.**

Buildings may be moved on city streets only by a duly licensed house moving contractor. In any event, no person shall move any building along the streets of the city without complying with the following requirements:

A. Every mover must have on file with the chief building official a valid, current performance bond issued by a corporate surety company licensed to do business in California, naming as obligees the city and all persons, in the principal amount of $5,000, the conditions of which bond shall be as follows:
   1. That the move will comply with all applicable laws and ordinances;
   2. That the mover will pay any and all damages which may result from any building moving done by him or her, his or her agents, employees, or workmen in the city to any house, building, fence, tree, pavement, sidewalk, curb, gutter, utility pole, wire, hydrant, traffic signal, traffic sign, or any other appurtenance in, on or under any street or right-of-way, whether such facility is owned by the city, a private person, or by some privately owned public utility using the streets by virtue of franchise;
   3. That the mover will save, indemnify, and keep harmless the city against all liabilities, judgments, costs, and expenses which may in any way accrue against the city as a result of such structure moving.

B. No building being moved in or through the city shall be permitted to stand on any street for any period of time except in an emergency and when the chief of police or his or her representative has given authorization.

C. Notice of the route to be followed, along with appropriate maps and anticipated timed movement must be given to the police chief at least two working days prior to the intended movement of any structure in or through the city. Upon approval of the route to be followed, the police chief shall issue his or her written approval of the route. Every person moving a building in or through the city shall have in his or her possession the written approval of the police chief.

D. Should the moving of any building described herein require interference with any public utility structure, the applicant shall, after obtaining the written approval of the police chief as to the route to be followed, notify any and all public utilities involved of the tentative time of such moving and the estimated load height of the
structure and moving equipment. Applicant shall indemnify a public utility against any and all damages or charges that are a direct and proximate cost and indemnify a public utility for any and all reasonable claims or charges that are a direct and proximate result of necessary measures required to protect utility structures from damages that may reasonably result from the moving of buildings as herein described.

E. After removal from its foundation, no building shall be permitted to remain on any dollies or other structures used in the moving of the building for a period in excess of 30 days unless written approval is first secured from the chief building official extending such time. (Ord. 476 § 2, 1981; 1991 code § 10-8.11)

14.45.120 Street improvements.

All properties upon which buildings are to be moved must have concrete curb and gutter and concrete sidewalk along the street frontages of the property; or such curb, gutter and sidewalk must be shown on the approved plans and specifications and constructed along with other site improvements as specified in this chapter. (Ord. 476 § 2, 1981; 1991 code § 10-8.12)

14.45.130 Adopted building codes.

Buildings and structures moved into or within the city shall comply with provisions of the latest adopted building codes. (Amended during 2005 recodification; Ord. 476 § 2, 1981; 1991 code § 10-8.13)

14.45.140 Site clearance.

After removal of any building from property located within the city, the owner shall fill with dirt, sand or small rock all openings and excavations on the property, including cesspools and septic tanks and shall further remove all refuse, debris, old foundations, walls, slabs, waste material, and other impediments located on the property. If the property from which any building is moved is located within the city, site clearance shall be guaranteed by the surety bond provided for in PHMC § 14.45.050.K. (Ord. 476 § 2, 1981; 1991 code § 10-8.14)

14.45.150 Enforcement.

This chapter may be enforced by any means authorized in PHMC Chapter 1.25. (Amended during 2005 recodification; Ord. 476 § 2, 1981; 1991 code § 10-8.15)
Chapter 14.50

NUMBERING OF BUILDINGS AND HOUSES

Sections:
14.50.010 Purpose.
14.50.020 System adopted.
14.50.030 Assignment of numbers.
14.50.040 Owner’s duty.
14.50.050 Displaying numbers.

14.50.010 Purpose.

The council finds that there are many private streets, road easements and rights-of-way open to public travel which are not a part of the city street system. The public interest, safety, welfare and convenience requires the establishment of a numbering system of street and road addresses in a uniform plan and requires that properties and lots in the city in which buildings are located be numbered. (1991 code § 10-9.1)

14.50.020 System adopted.

A. There is established a house numbering system of street and road addressees for the city in accordance with the property numbering map which is on file in the city administrative office. The map and all notations, references, data and other information shown on it are adopted and made a part of this chapter by this reference.

B. The adoption of this system does not affect the legal description of the property.

C. The city shall maintain and enforce the house numbering system within the city and shall assign property numbers in accordance with standards and procedures which it prescribes. (1991 code § 10-9.2)

14.50.030 Assignment of numbers.

The city shall give notice to the occupant or the owner of the land or building which is assigned or reassigned a number under the house numbering system. The notice shall contain the old number, the new number, or the number assigned to a particular building or parcel of land, and the date upon which the new number becomes effective and must be displayed. (1991 code § 10-9.3)

14.50.040 Owner’s duty.

A. Obtaining number. The owner of each parcel of property which fronts on a public or private street, or right-of-way upon which a building is located, shall obtain a house or building number from the chief building official.

B. Displaying number. Within 10 days after the date upon which the new number or the newly assigned number becomes effective, the occupant and the owner of the property or building shall display the number on the building or land in the manner prescribed by PHMC § 14.50.050. The owner and the occupant shall remove the former number which is not in accordance with the house numbering system prescribed by this chapter. (1991 code § 10-9.4)

14.50.050 Displaying numbers.

A. The owner shall display the house or building number in a conspicuous place upon the front of his or her property or building. The number may not be painted, but shall be an illuminated fixture which is clearly visible from the street or right-of-way. The number shall be at least three inches in height and one inch in width. It shall be placed either:
1. As close to the main entrance of the building as is practical; or
2. If the mailbox for the building is located on the property, then it may be located on the mailbox; or
3. In some other location from which it is clearly visible from the street or right-of-way.

B. If there is more than one building on the property and each building is separately occupied and has a separate entrance to the street or right-of-way, then the owner shall obtain and display a separate number for each building. (Ord. 539 § 1, 1984; 1991 code § 10-9.5)
Chapter 14.55
BUILDING SECURITY

Sections:
14.55.010 Purpose.
14.55.020 Scope.
14.55.030 Definitions.
14.55.040 Compliance.
14.55.050 Administration and enforcement.
14.55.060 Commercial security provisions.
14.55.070 Residential security provisions.
14.55.080 Inspection.
14.55.090 Appeal procedure.
14.55.100 Violations.

14.55.010 Purpose.

The purpose of this chapter is to provide minimum safety standards to safeguard property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of structures and certain security equipment within the city. (1991 code § 10-10.1)

14.55.020 Scope.

This chapter applies to construction of new commercial buildings and residential buildings and to each such structure to which an addition, alteration, or repair is made except as specifically provided in this chapter. When an addition, alteration, or repair, within a 12-month period, exceeds 50% of the replacement value of the existing structure, the owner shall conform the structure to the requirements of this chapter for new structures. (1991 code § 10-10.2)

14.55.030 Definitions.

As used in this chapter:

*Commercial building* means any building used in the conduct, management, or carrying on of a business. Storage of any merchandise, household goods, or product is considered a business.

*Cylinder guard* means a hardened ring surrounding the exposed portion of the lock cylinder or other device which is so fastened as to protect the cylinder from wrenching, prying, cutting, or pulling by attack tools.

*Deadbolt* means a bolt which has no automatic spring action and is operated by a key cylinder, thumbturn, or lever.

*Deadlatch* means a latch in which the latch bolt is positively held in projected position by guardbolt, plunger, or auxiliary mechanism.

*Insert* means a hardened steel roller inside unhardened bolts to prevent bolt cutting or sawing with common tools.

*Owner*, as applied to a building or land, means and includes any part owner, joint owner, tenant, tenant in common, or joint tenant of the whole or a part, or a designated agent of such owner. (Amended during 2005 recodification; 1991 code § 10-10.3)
14.55.040 Compliance.

The owner or his or her designated agent is responsible for compliance with this chapter. (1991 code § 10-10.4)

14.55.050 Administration and enforcement.

The chief building official, public works and community development department and police department shall administer and enforce this chapter. (1991 code § 10-10.5)

14.55.060 Commercial security provisions.

A. Minimum standards.
   1. Each exterior door shall be secured as follows:
      a. A single door shall be secured with either a double cylinder deadbolt or a single-cylinder deadbolt without a turnpiece with a minimum throw of one inch. A hook or expanding bolt may have a throw of three-quarters inch. A deadbolt must contain an insert of hardened material to repel attempts at cutting through the bolt and must have a minimum of 50,000 possible key changes or locking combinations.
      b. On a pair of doors, the active leaf shall be secured with the type of lock required for single doors in subsection A.1.a of this section. The inactive leaf shall be equipped with flush bolts protected by hardened material with a minimum throw of five-eighths inch at head and foot. A multiple-point lock, cylinder activated from the active leaf and satisfying subsections A.1.a and b of this section may be used in lieu of flush bolt.
      c. A single door or pair of doors requiring locking at the bottom or top rail shall have a lock with a minimum 5/8-inch throw bolt at both the top and bottom rail.
      d. A cylinder shall be so designed or protected that it cannot be gripped by pliers or other wrenching device.
      e. An exterior sliding commercial entrance shall be secured as provided in subsections A.1.a through c of this section with special attention given to safety regulations.
      f. Rolling overhead doors, solid overhead swinging, sliding, or accordion garage-type doors shall be secured with a cylinder lock or a padlock on the inside when not otherwise controlled or locked by electric power operation. If a padlock is used, it shall be of hardened steel shackle, with a minimum of five-pin tumbler operation with nonremovable key when it is in an unlocked position.
      g. Metal accordion grate or grill-type door shall be equipped with metal guide track, top and bottom and a minimum five-pin tumbler operation with nonremovable key when in an unlocked position. The bottom track shall be so designed that the door cannot be lifted from the track when the door is in a locked position.
      h. The outside hinge on each exterior door shall be provided with nonremovable pin or hinge of the interlocking stud type when using a pin-type hinge.
      i. A door with a glass panel and a door that has a glass panel adjacent to the door frame shall be secured as follows: rated burglary-resistant glass or glasslike materials or, subject to the approval of the architectural review commission, the glass shall be covered with either of the following:
         i. Iron bars of at least one-half-inch round or one-inch by one-fourth-inch flat steel material mortised, spaced not more than five inches apart, secured on the inside of the glazing; or
         ii. Iron or steel grill of at least one-eighth-inch material or two-inch mesh secured on the inside of the glazing.
      j. An in-swinging door shall have a rabbeted jamb.
      k. A wood door, not of solid core construction, or with a panel therein less than one and three eighths inch thick, shall be covered on the inside with at least 16-gauge sheet steel or its equivalent attached with screws on minimum six-inch centers.
      l. Jambs for all doors shall be so constructed or protected so as to prevent violation of the function of the strike.
      m. Each exterior door shall have a minimum of one 60-watt bulb over the outside of the door. Such bulb shall be protected with a vapor cover or cover of equal break-resistant material.
2. This section does not prohibit the use of an alternate material, device, or measure when the alternate is approved by the chief building official as providing equivalent security.

B. Glass windows.
1. Accessible rear or side windows, not viewable from the street, shall consist of rated burglary-resistant glass or glasslike materials.
   An exception is that a window opening required by the building code for access by the fire department shall be protected by a material approved by the fire department. Protection of such window openings should be by a glass, i.e., tempered glass, which may be broken without unnecessary delay and the use of specialized equipment.
2. If the accessible side or rear window is of the openable type, it should be secured on the inside with a locking device capable of withstanding a force of 300 pounds applied in any direction.
3. A louvered window shall not be used within eight feet of ground level, an adjacent structure, or a fire escape.
4. An outside hinge on each accessible side and rear glass window shall be provided with a nonremovable pin. If the hinge screws are accessible, they shall be of the nonremovable type.

C. Accessible transom.
1. Each exterior transom exceeding eight inches by 12 inches on the side and rear of any building or premises used for business purposes shall be protected by the following: rated burglary-resistant glass or glasslike materials or, subject to the approval of the architectural review commission:
   a. Outside iron bars of at least one-half-inch round or one-inch by one-fourth-inch flat steel material, spaced no more than five inches apart; or
   b. Outside iron or steel grill of at least one-eighth-inch material but not more than two-inch mesh.
2. The window barrier shall be secured with rounded head flush bolts on the outside.

D. Roof openings.
1. Each glass skylight on the roof of a building or premises used for business purposes shall be provided with:
   a. Rated burglary-resistant glass or glasslike material meeting building code requirements; or
   b. Iron bars of at least one-half-inch round or one-inch by one-fourth-inch flat steel material under the skylight and securely fastened; or
   c. A steel grill of at least one-eighth-inch material of two-inch mesh under the skylight and securely fastened.
2. Each hatchway opening on the roof of any building or premises used for business purposes shall be secured as follows:
   a. If the hatchway is of wooden material, it shall be covered on the inside with at least 16-gauge sheet steel or its equivalent attached with screws.
   b. The hatchway shall be secured from the inside with a slide bar or slide bolts. The use of a crossbar or padlock must be approved by the fire marshal.
   c. Outside hinge on each hatchway opening shall be provided with a nonremovable pin when using a pin-type hinge. If the hinge screws are accessible, they shall be of the nonremovable type.
3. Each air duct or air vent opening exceeding eight inches by 12 inches on the roof or exterior walls of any building or premises used for business purposes shall be secured by covering the same with one of the following, as determined by the architectural review commission:
   a. Iron bars of at least one-half-inch round or one-inch by one-fourth-inch flat steel material, spaced no more than five inches apart and securely fastened; or
   b. A steel grill of at least one-eighth-inch material of not more than two-inch mesh and securely fastened; or
   c. An alternate security measure approved by the architectural review commission, the chief building official, the public works and community development department and the police department.
4. If the barrier is on the outside, it shall be secured with rounded head flush bolts on the outside.
5. A ladder, excluding fire escapes, located on the exterior of a building which could provide access to the roof shall be protected from such access by a continuous piece of wood or metal covering the rungs. The
wood or metal shall be locked with a padlock which shall have a minimum of five pin tumblers and be of case-hardened steel. Hinges used on the covering shall be of nonremovable pin type. The wood or metal barrier shall be a minimum of eight feet of continuous covering of not less than one-half-inch thickness and located four feet from ground level or be secured in a manner approved by the chief building official.

E. Intrusion detection devices.
1. If the chief building official, the public works and community development department, or the police department determines that the security measures and locking devices described in this chapter do not adequately secure the building, they may require the installation and maintenance of an intrusion detection device (burglary alarm system).
2. Each establishment listed below shall have as a minimum either a central station alarm (supervised service) or a silent or local alarm (bell outside premises):
   a. Guns and ammunition;
   b. Wholesale liquor;
   c. Wholesale drugs;
   d. Liquor store;
   e. Pawnshop;
   f. Drugstore.
3. When there is a change in occupancy or business conducted in a commercial building, or when a residence becomes a place of business, the building must be provided with the security materials, devices and measures required for the type of business to be conducted.

F. Special security measures.
1. A commercial establishment having $1,000 or more in cash on the premises after closing hours should lock such money in a Class “E” safe after closing hours.
2. Each entrance door to an individual office suite shall have a deadbolt lock with a minimum of one-inch throw bolt which can be opened from the inside. (Amended during 2005 recodification; 1991 code § 10-10.6)

14.55.070 Residential security provisions.

A. Purpose. The purpose of this section is to set minimum standards of construction for resistance to unlawful entry to residential structures located in the city.

B. Alternatives. This section does not prohibit the use of an alternate material, device, or measure when it is considered by the chief building official to provide equivalent security.

C. Testing standards for sliding glass doors.
1. For sliding glass doors, panels shall be closed and locked. Tests shall be performed in the following order:
   a. Test A. With the panels in the normal position, a concentrated load of 300 pounds shall be applied separately on each vertical pull stile incorporating a locking device at a point on the stile within six inches of the locking device, in the direction parallel to the plane of glass that would tend to open the door.
   b. Test B. Repeat Test A while simultaneously adding a concentrated load of 150 pounds to the same area of the same stile in a direction perpendicular to the plane of glass toward the interior side of the door.
   c. Test C. Repeat Test B with the 150-pound force in the reversed direction towards the exterior side of the door.
   d. Tests D, E and F. Repeat Tests A, B and C with the movable panel lifted upwards to its full limit within the confines of the door frame.
2. All tests shall be performed by an independent testing agency approved by the chief building official. A written report shall be submitted to the chief building official.
D. Testing standards for sliding glass windows.
1. For sliding glass windows the sash shall be closed and locked. Tests shall be performed in the following order:
   a. **Test A.** With the sliding sash in the normal position, a concentrated load of 150 pounds shall be applied separately to each sash member within six inches of the locking device, in the direction parallel to the plane of glass that would tend to open the window.
   b. **Test B.** Repeat Test A while simultaneously adding a concentrated load of 75 pounds to the same area of the same sash member in the direction perpendicular to the plane of glass toward the interior side of the window.
   c. **Test C.** Repeat Test B with the 75 pounds force in the reversed direction towards the exterior side of the window.
   d. **Tests D, E and F.** Repeat Tests A, B and C with the movable sash lifted upwards to its full limit within the confines of the window frame.
2. All tests shall be performed by an independent testing agency approved by the chief building official. A written report shall be submitted to the chief building official.

E. Doors generally. A door forming a part of the enclosure of a dwelling unit shall be constructed, installed and secured as set forth in subsections F and G of this section when such door is accessible from a street, highway, yard, court, passageway, corridor, balcony, patio, breezeway, private garage, portion of the building which is available for use by the public or other tenants, or similar area. A door enclosing a private garage with an interior opening leading directly to a dwelling unit shall also comply with subsections F and G of this section.

F. Swing doors.
1. A single swing door, the active leaf of a pair of doors, and the bottom leaf of Dutch doors shall be equipped with a deadbolt with a minimum throw of one inch and a deadlocking latch. A deadbolt shall contain a hardened insert or equipment so as to repel cutting tool attack. The lock or locks shall be key operated from the exterior side of the door and engaged or disengaged from the interior side of the door by a device not requiring a key or special knowledge or effort.
2. A flush bolt with a minimum throw of five-eighths inch shall be provided at the head and foot (floor and ceiling) of the inactive leaf of double doors, and at the top and bottom of the upper leaf of Dutch doors.
3. A doorstop on a wooden jamb for an inswing door shall be of one piece construction with the jamb or joined by a rabbet.
4. A nonremovable pin or an interlocking stud-type hinge shall be used in a pin-type hinge which is accessible from the outside when the door is closed.
5. A cylinder guard shall be installed on each mortise or rim-type cylinder lock whenever the cylinder projects beyond the face of the door or is otherwise accessible to gripping tools.

G. Sliding doors.
1. Each sliding glass door shall be equipped with a locking device and shall be so installed that, when subjected to tests specified in subsection C of this section, it remains intact and engaged. Movable panels shall not be rendered easily openable or removable from the frame during or after the tests.
2. Metal or wooden overhead and sliding doors shall be secured with a cylinder lock, padlock with a hardened steel shackles, metal slide bar, bolt or equipment on the inside, when not otherwise locked by electric power operation. In the event that this type of door provides the only entrance to a garage, the cylinder lock or padlock may be on the outside.
3. A cylinder guard shall be installed on each mortise or rim-type cylinder lock which projects beyond the face of the door or is otherwise accessible to ripping tools.

H. Window standards.
1. A window, skylight, or other light forming a part of the enclosure of a dwelling unit shall be constructed, installed and secured as set forth in this subsection, when such window, skylight or light is not more than 12 feet above the grade of a street, highway, yard, court, passageway, corridor, balcony, patio, breezeway, private garage, portion of the building which is available for use by the public or other tenants, or similar
area. A window enclosing a private garage with an interior opening leading directly to a dwelling unit shall also comply with this subsection.
2. Each sliding glass window shall be provided with a locking device that, when subjected to the tests specified in subsection C of this section remains intact and engaged.
3. Movable panels shall not be rendered easily openable or removable from the frame during or after the tests.
4. Each other openable window shall be provided with a substantial locking device which the chief building official finds renders the building as secure as the devices required by this subsection.
5. Louvered windows, except those above the first story, shall not be permitted.
6. Each open parking lot, including lots having carports, providing more than 10 parking spaces shall be provided with a maintained minimum of three footcandles of light on the parking surface during hours of darkness. (1991 code § 10-10.7)

14.55.080  Inspection.

With the consent of the owner or person in charge of the building, or a warrant, a person designated by the city to make an inspection may enter premises used for business purposes at any reasonable hour to inspect the interior openings of the building. (Amended during 2005 recodification; 1991 code § 10-10.8)

14.55.090  Appeal procedure.

A. A person aggrieved by an administrative action taken under this chapter may appeal from the action to the city council. A written notice of appeal concisely stating the facts of the case and the grounds of appeal shall be filed with the city manager within 30 days of the action appealed from. The notice of appeal shall include the following information:
   1. Date of appeal;
   2. Name of appellant;
   3. Individual representing appellant;
   4. Address to which notices shall be sent;
   5. Telephone number of representative;
   6. Name of applicant, if different from appellant;
   7. Date of action or decision from which appeal is taken;
   8. Action or decision being appealed;
   9. Grounds for appeal;
   10. Estimated time required by appellant to present appeal;
   11. Address and description of real property involved.

B. The city manager shall have the matter set for hearing at a regular meeting of the city council and shall give the appellant written notice of the time and place of hearing at least five days before the hearing. The decision of the city council taken after the appellant has had an opportunity to be heard is final. (1991 code § 10-10.9)

14.55.100  Violations.

It is unlawful for a person to fail to provide the security devices required by this chapter. (Amended during 2005 recodification; 1991 code § 10-10.10)
Chapter 14.60

RESIDENTIAL WEATHERIZATION DISCLOSURE

Sections:
14.60.010 Policy and purpose.
14.60.020 Weatherization disclosure requirements.
14.60.030 Standardized form.
14.60.040 Acknowledgment by buyer.
14.60.050 Noncompliance – Effect of transfer.
14.60.060 Use of information.
14.60.070 Role of city staff.

14.60.010 Policy and purpose.

Voluntary weatherization of existing residential dwellings saves energy, promotes the economic and general welfare of the city and protects the public health. The purpose of this chapter is to encourage the voluntary weatherization of residential dwellings by requiring that sellers of residential dwellings provide prospective buyers with information on the existence of specific energy-saving weatherization devices within such dwellings. (Ord. 545 § 1, 1984; 1991 code § 10-11.1)

14.60.020 Weatherization disclosure requirements.

Every seller of a residential dwelling building containing one through four dwelling units shall provide to all prospective buyers of the dwelling, on an approved standardized form, written information on whether all of the following energy-saving devices exist on or in each dwelling unit:

A. All accessible attic space above living areas is insulated and, if known, the thermal resistance (R) value (as defined in Section 2-5302 of Title 24 of the California Administrative Code, as amended or recodified) of the insulation material.

B. All doors and windows leading to unheated areas are weather-stripped.

C. Hot water tanks are fitted with an insulation blanket or other insulation material.

D. All accessible shower heads have flow restrictors or low-flow shower heads.

E. All accessible heating and cooling ducts in unheated areas are insulated.

F. All major points and openings to the dwelling’s exterior, including switchplates and wall outlets, are caulked or sealed. (Ord. 545 § 1, 1984; 1991 code § 10-11.2)

14.60.030 Standardized form.

The director of public works and community development shall establish a standardized form to be used by sellers and buyers to comply with the requirements of this chapter. (Ord. 545 § 1, 1984; 1991 code § 10-11.3)

14.60.040 Acknowledgment by buyer.

Every buyer of a residential dwelling containing one through four dwellings shall submit written acknowledgment of receipt of the information required by PHMC § 14.60.020 to the city director of public works and com-

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1. Editor’s note: Prior ordinance history includes portions of 1978 code §§ 4.46.010 – 4.46.060.
munity development, within 14 days after close of escrow or transfer of title to the property. (Ord. 545 § 1, 1984; 1991 code § 10-11.4)

14.60.050 Noncompliance – Effect of transfer.

Failure of seller or buyer to comply with the provisions of this chapter shall not affect the validity of the transfer of the property. (Ord. 545 § 1, 1984; 1991 code § 10-11.5)

14.60.060 Use of information.

Information obtained pursuant to this chapter may be used for any lawful purpose, including, but not limited to, compilation of statistics to evaluate and monitor the effectiveness of this chapter. (Ord. 545 § 1, 1984; 1991 code § 10-11.6)

14.60.070 Role of city staff.

The role of the city staff in implementing this chapter is solely to receive and collect the standardized forms referred to in PHMC § 14.60.030. Upon request by the county, the collected forms shall be forwarded to the county public works director. (Ord. 545 § 1, 1984; 1991 code § 10-11.7)
Chapter 14.65
FALLOUT SHELTERS

Sections:
14.65.010 Definitions.
14.65.020 Building permit.
14.65.030 Conformity to standards and regulations.
14.65.040 Design standards.
14.65.050 Location requirements.
14.65.060 Occupancy standards.
14.65.070 Blast shelter standards.
14.65.080 Sale of shelters.

14.65.010 Definitions.

As used in this chapter:

Fallout shelter means a shelter designed to protect the occupants from both gamma radiation and blast.

Shelter means a structure designed to protect human beings against the injurious effects of nuclear explosions. (1991 code § 10-13.1)

14.65.020 Building permit.

A. Required. No person may construct a fallout or blast shelter on private property in the city without a permit.

B. Application fee. An applicant for a building permit under this chapter shall submit two sets of plans, including a plot plan showing the location of the proposed shelter, sewer, gas, and water lines, drainage channels, easements and other buildings on the property. The application shall be accompanied by a building permit fee. The building permit fee is as set by city council resolution. (1991 code § 10-13.2)

14.65.030 Conformity to standards and regulations.

A. A shelter designed for emergency use only is considered Group J occupancy (Uniform Building Code); provided, that it does not exceed 200 square feet in gross floor area in the occupiable portion of the shelter. A shelter designed for an alternate use shall conform to the occupancy standards set forth in PHMC Chapters 14.05 through 14.25.

B. The provisions of this code relating to drainage regulation and grading apply to shelters. (1991 code § 10-13.3)

14.65.040 Design standards.

A. Load. The shelter shall be strong enough to withstand all necessary dead loads and superimposed live loads, including earth and fluid pressure in accordance with the appropriate requirements of the Uniform Building Code as adopted by this code.

B. Ventilation. The shelter shall have a ventilation intake and exhaust system capable of manual operation which will provide at least six cubic feet a minute, under service conditions, of external air for each shelter occupant. Each ventilation intake system shall be provided with a dust filter capable of screening out dust particles larger than 10 microns.
C. **Shielding.** The shelter shall be shielded by a ceiling and wall thickness density equivalent to 300 pounds per square foot. Three feet of compacted earth or two feet of normal density concrete are suggested. Every shelter shall have a radiation attenuation factor of at least 100 in the occupiable portion of the shelter. Entrances shall be adequately offset or baffled.

D. **Drainage.** The shelter shall be adequately protected against seepage of groundwater or flow of surface water into the structure. The shelter cover shall be graded, drained, or otherwise arranged so that water will not drain on adjacent property or cause erosion.

E. **Exit.** One exit from the shelter shall open to the outside without passing through a dwelling or other structure. An exit way shall be at least 24 inches in its minimum dimension and shall have an attached overlapping closure that shall be openable from inside the shelter without the use of a key. (1991 code § 10-13.4)

**14.65.050 Location requirements.**

A. Underground portions of a shelter, subject to structural requirements, may be located anywhere on a parcel of property. Moundcover or entrances or exits aboveground shall not be located within any required side yard if the aggregate width of the side yard and an adjoining side yard is 15 feet or less. Moundcover or accessory portions located in any required setback (front yard) shall not exceed 36 inches in height.

B. An aboveground shelter is subject to the zoning requirements for accessory structures, as set forth in the planning and land use ordinance, in addition to the requirements of this chapter.

C. The planning commission may grant a variance from the provisions of this section. (1991 code § 10-13.5)

**14.65.060 Occupancy standards.**

A. **Capacity.** Every shelter shall provide a minimum of 12 square feet of gross floor area and 80 cubic feet of volume, per design occupant. Ceiling height shall be at least six feet, six inches for rectangular construction or at the crown of arched construction.

B. **Sewage disposal.** Every shelter shall have a waste and sewage disposal system with a capacity of at least one gallon per design occupant a day for 14 days. This system shall be self-contained and not connected with any public sewer system.

C. **Light and heat.** No light source or heating appliance capable of depleting the oxygen content of air may be installed or used in a shelter. (1991 code § 10-13.6)

**14.65.070 Blast shelter standards.**

A. The blast shelter shall be designed to withstand a peak overpressure force of 30 pounds per square inch as an unbalanced load, applied to roofs, walls, floors and doors for a period of one minute on either exterior or interior surfaces of the structure.

B. Ventilation ducts on the blast shelter shall be capable of being sealed off from the inside and otherwise protected against a force of 30 pounds per square inch applied for a period of one minute. (1991 code § 10-13.7)

**14.65.080 Sale of shelters.**

A. No person offering for sale a shelter or a structure purporting to be a shelter, and no person offering to construct or install a shelter, shall present or advertise the shelter as an approved shelter unless he or she obtains a certificate of acceptance from the city and the county disaster office.
B. Every person offering to sell or construct a shelter shall include the following information in the plans, brochures, and advertising:
   1. A statement of the radiation attenuation factor;
   2. A statement of the design overpressure loads determined from review of the advertised plans submitted to the city and disaster office of the county;
   3. A certificate of a registered civil engineer that the plans are structurally adequate for all necessary live and dead loads and earth or fluid pressures, and that the design conforms to structural requirements of county building regulations for loads, stresses and materials;
   4. A statement of the design occupant capacity of the shelter according to PHMC § 14.65.030. (1991 code § 10-13.8)
Chapter 14.70

GAS SHUT-OFF DEVICES

Sections:
14.70.010 Purpose and findings – Administration.
14.70.020 Definitions.
14.70.030 When devices are required – Exceptions.
14.70.040 Approved list of devices.
14.70.050 General requirements – Location required.

14.70.010 Purpose and findings – Administration.

A. Purpose. This chapter is adopted under the authority of Health and Safety Code sections 19181 and 17958. It is based on the recognition that future earthquakes are likely and that fires resulting from earthquake damage pose a serious threat to life and property. The purpose of this chapter is to require the installation of gas shut-off devices under certain circumstances.

B. Findings. Under Health and Safety Code sections 17958, 17958.5 and 17958.7, the city council expressly finds that these regulations are reasonably necessary because of local climatic, geological and topographical conditions in this city, as set forth in the ordinance adopting this chapter.

C. Administration. The chief building official shall administer and enforce this chapter. (Ord. 818 § 1, 2007)

14.70.020 Definitions.

In this chapter:

A. Downstream of gas utility meter refers to all customer-owned gas piping, or the gas piping on the customer’s side of the gas utility meter and service tee (also known as bypass tee). (Health & Saf. Code § 19201.)

B. Excess flow gas shut-off device means a valve or device that is not activated by motion, but is activated by a significant gas leak or overpressure surge, which can occur when pipes rupture inside the structure. The device must be certified as described in PHMC § 14.70.040.

C. Seismic gas shut-off device means a system designed to activate automatically to shut off gas in the piping system when there is a severe earthquake. It consists of a seismic sensor and an activator, and operates to shut off the gas downstream of wherever it is located. The device must be certified as described in PHMC § 14.70.040.

D. Gas shut-off device means either a seismic gas shut-off device or excess flow gas shut-off device. (Ord. 818 § 1, 2007)

14.70.030 When devices are required – Exceptions.

A. General. Any person installing a gas shut-off device must first obtain a plumbing permit from the building inspection division.

B. When devices are required. A gas shut-off device shall be installed in any of the following circumstances:
   1. New construction with gas piping. For any new construction (new building or remodel) where there is any gas piping;
   2. Any plumbing permit. Whenever any plumbing permit is issued for gas piping; or
3. Addition or alteration to existing building. For any addition or alteration to an existing building if the existing or proposed building contains gas piping. However, no gas shut-off device is required if the value of the addition or alteration is less than $40,000.

C. Exceptions. A gas shut-off device is not required:
   1. If the device does not meet current standards, but was installed on a building before the adoption of this chapter, provided the device remains installed and is maintained for the life of the structure.
   2. On a gas distribution system owned or operated by a public utility. (Health & Saf. Code § 19201(b).)
   3. For building permits issued for minor and nonstructural repairs such as re-roofing, window replacement, siding replacement, decks and other minor permits as determined by the chief building official.
   4. Downstream of the gas utility meter where a gas shut-off device has been installed by the gas utility or a contractor authorized by the gas utility upstream of the gas utility meter and downstream of the meter service regulator, and the installations are in accordance with this chapter and the manufacturer’s specifications.

This chapter does not apply to (a) mechanical or process equipment used in manufacturing, or (b) gas shut-off devices installed within gas lines. (Health & Saf. Code § 19204.) (Ord. 818 § 1, 2007)

14.70.050 General requirements – Location required.

A. General requirements. Any gas shut-off device installed after the effective date of the ordinance codified in this chapter shall comply with these requirements.
   1. Be installed by a contractor licensed in the appropriate classification by the state of California and in accordance with the manufacturer’s instructions.
   2. Have a 30-year warranty which warrants that the valve or device is free from defects and will continue to operate properly for 30 years from the date of installation.
   3. Be maintained for the life of the building or structure or be replaced with another valve or device complying with the requirements of this chapter.

B. Location required.
   1. A seismic gas shut-off device shall be installed downstream of the gas utility meter at the beginning of each rigid gas piping system that serves a building; and/or
   2. An excess flow gas shut-off device shall be installed downstream of the gas utility meter or liquid petroleum tank on each gas line where the gas line serves a building. (Ord. 818 § 1, 2007)