

ORDINANCE NO. 2840

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING CHAPTER 15.20 OF THE REDLANDS MUNICIPAL CODE AND ADOPTING BY REFERENCE THE 2016 EDITION OF THE CALIFORNIA FIRE CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 9) WITH NECESSARY LOCAL AMENDMENTS

WHEREAS, Health and Safety Code Section 17958 and Government Code Section 50022 empower the City to adopt by reference the California Building Standards Code, including the California Fire Code; and

WHEREAS, Health and Safety Code Section 17958.5 authorizes the City to make amendments to the California Fire Code on the basis of local climatic, geological or topographical conditions; and

WHEREAS, Health and Safety Code Section 17958.7 requires that before making any modifications or changes pursuant to Health and Safety Code Section 17958.5, the City Council of the City shall make an express finding of local necessity that such modifications or changes are needed; and

WHEREAS, the City Council of the City of Redlands ("City Council") is informed and finds that these climatic, geological and topographical conditions include, but are not limited to, the following conditions;

1. The City receives relatively low amounts of precipitation, and experiences very low relative humidity levels and extremely high temperatures. These climatic conditions are conducive to the spread of fire. For example, the following data was taken from the recorded temperatures and measured rainfall at the San Bernardino County Flood Control District Office, located at 825 East 3rd Street, San Bernardino:
 - 2009: Maximum temperature greater than 100°F recorded during the months of June, July, August and September. Total recorded annual rainfall 8.46 inches, with no rain measured in the month of August.
 - 2010: Maximum temperature greater than 100°F recorded the months of July, August, and September. Total recorded annual rainfall of 26.69 inches, with no rain measured in the months of May, June, July, August, and September.
 - 2011: Maximum temperature greater than 100°F recorded during the months of July, August, September, and October. Total recorded annual rainfall of 10.78 inches, with no rain measured in the months of July, August and September.
 - 2012: Maximum temperature greater than 100°F recorded during the months of July, August, September, and October. Total recorded annual rainfall of 11.33 inches, with no rain measured in the months of June and July.

2. The City is subject to extremely strong winds, commonly referred to as “Santa Ana Winds,” which can reach speeds of more than 40 miles per hour. Extensive damage often occurs during such winds including downed trees, power lines, utility poles and utility service lines. These adverse conditions cause:
- a) fires;
 - b) impairment of emergency apparatus access;
 - c) delays in response times of emergency apparatus; and
 - d) the depletion of apparatus readily available for fire suppression activities.

Specific amendments to the California Fire Code contained in this Ordinance pursuant to this express finding of local necessity are made to Sections: 903.2.1.1, 903.2.1.2, 903.2.1.3, 903.2.1.4, 903.2.1.5, 903.2.1.6, 903.2.3, 903.2.4, 903.2.7, 903.2.8, 903.2.9, 903.2.9.1, 903.2.9.2, 903.2.11.1, 903.2.18, 903.3.1.3, 903.6.1, 903.6.2, 903.6.3, Fire Sprinklers; 903.5.3 Water Supply; 905.4 Location of Class I standpipe hose connections; 901.1, Smoke and Heat Vents, Mechanical Smoke Exhaust Systems and Draft Curtains; 910.3.2.2, Sprinklered Buildings; 914.12 Special Requirements for Group F, M, S-1, or S-2 Distribution Warehouses Greater than 50,000 Square Feet in Floor Area. Table 3206.2 High-piled Combustible Storage; 5608 Fireworks; 4902, Wildland-Urban Interface Fire Area; 4908, Vegetation Management; 4907.1 Defensible Space; 4909, Fire Protection Plan; B105.2 Reduction in Required Fire Flow, Appendix B; and BB105.1 Reduction in Required Fire Flow, Appendix BB.

3. Within the City there are four earthquake faults:
- a) Redlands Heights
 - b) Banning
 - c) Crafton
 - d) The Redlands Fault

Numerous other faults lie in close proximity, including the San Andreas Fault. In the event of a severe earthquake, these faults present the potential for catastrophic damage, including extensive damage to buildings, fire damage to major infrastructure including water and sewer distribution lines, roadways, bridges across a major storm drain and railroad right-of-way, and other impairments to the movement of emergency apparatus.

Specific amendments to the California Fire Code contained in this Ordinance pursuant to this express finding of local necessity are made to Sections: 903.2.1.1, 903.2.1.2, 903.2.1.3, 903.2.1.4, 903.2.1.5, 903.2.1.6, 903.2.3, 903.2.4, 903.2.7, 903.2.8, 903.2.9, 903.2.9.1, 903.2.9.2, 903.2.11.1, 903.2.18, 903.3.1.3, 903.6.1, 903.6.2, 903.6.3, Fire Sprinklers; 903.5.3 Water Supply; 905.4 Location of Class I standpipe hose connections; 901.1, Smoke and Heat Vents, Mechanical Smoke Exhaust Systems and Draft Curtains; 910.3.2.2, Sprinklered Buildings; 914.12 Special Requirements for Group F, M, S-1, or S-2 Distribution Warehouses Greater than 50,000 Square Feet in Floor Area. Table 3206.2 High-piled Combustible

Storage; 5608 Fireworks; 4902, Wildland-Urban Interface Fire Area; 4908, Vegetation Management; 4907.1 Defensible Space; 4909, Fire Protection Plan; B105.2 Reduction in Required Fire Flow, Appendix B; and BB105.1 Reduction in Required Fire Flow, Appendix BB.

4. Within the City development has occurred, and continues to occur, which has resulted in severe traffic congestion during peak hours, weekends and holidays, particularly on the following streets and highways: Citrus Avenue, Cajon Street, Orange Street, Lugonia Avenue, Colton Avenue, Tennessee Street, San Timoteo Canyon, Interstate 10 Freeway, and Alabama Street; thus decreasing response time. This development includes high-rise structures, institutional, commercial, industrial and residential structures. Development has occurred within the portion of the City known as Sunset Hills, where roadways have been built in areas of severe topographical conditions including street and driveway grades in excess of 12%. Such traffic congestion and severe roadway conditions extend the time for emergency vehicles to reach the scene of fires and other emergencies.

Specific amendments to the California Fire Code contained in this Ordinance pursuant to this express finding of local necessity are made to Sections: 903.2.1.1, 903.2.1.2, 903.2.1.3, 903.2.1.4, 903.2.1.5, 903.2.1.6, 903.2.3, 903.2.4, 903.2.7, 903.2.8, 903.2.9, 903.2.9.1, 903.2.9.2, 903.2.11.1, 903.2.18, 903.3.1.3, 903.6.1, 903.6.2, 903.6.3, Fire Sprinklers; 903.5.3 Water Supply; 905.4 Location of Class I standpipe hose connections; 901.1, Smoke and Heat Vents, Mechanical Smoke Exhaust Systems and Draft Curtains; 910.3.2.2, Sprinklered Buildings; 914.12 Special Requirements for Group F, M, S-1, or S-2 Distribution Warehouses Greater than 50,000 Square Feet in Floor Area. Table 3206.2 High-piled Combustible Storage; 5608 Fireworks; 4902, Wildland-Urban Interface Fire Area; 4908, Vegetation Management; 4907.1 Defensible Space; 4909, Fire Protection Plan; B105.2 Reduction in Required Fire Flow, Appendix B; and BB105.1 Reduction in Required Fire Flow, Appendix BB

WHEREAS, this City Council is informed and finds that because the City is subject to the above referenced climatic, geological and topographical conditions, that amendments to the California Fire Code, 2016 Edition, are necessary to protect life and property, and that such amendments address the following issues: (1) high fire hazard areas; (2) water supplies; (3) fire extinguishing systems and sprinkler systems, and (4) the storage, handling and use of flammable and combustible liquids and hazardous materials; and

WHEREAS, this City Council does hereby determine that the modifications to the 2016 California Fire Code, as outlined in this Ordinance, are necessary due to local climatic, geographical and topographical conditions;

THE CITY COUNCIL OF THE CITY OF REDLANDS DOES ORDAIN AS FOLLOWS:

Section 1. Chapter 15.20 of the Redlands Municipal Code, entitled "Fire Code," is hereby deleted in its entirety and rewritten to read as follows:

“Chapter 15.20 FIRE CODE

15.20.010:	FINDINGS AND ADOPTION OF THE CALIFORNIA FIRE CODE:
15.20.020:	DEFINITIONS:
15.20.030:	ESTABLISHMENT OF LIMITS REQUIRED BY THE CALIFORNIA FIRE CODE:
15.20.040:	TITLE:
15.20.050:	DEPARTMENT OF FIRE PREVENTION:
15.20.060:	LIABILITY:
15.20.070:	FIRE INVESTIGATIONS:
15.20.080:	PERMIT FEES:
15.20.090:	FEES NONREFUNDABLE:
15.20.095:	INSPECTION FEES:
15.20.100:	BOARD OF APPEALS:
15.20.110:	VIOLATION PENALTIES:
15.20.120:	ABATEMENT OF VIOLATION:
15.20.130:	FAILURE TO COMPLY:
15.20.140:	SPARKS FROM CHIMNEYS:
15.20.150:	RELIGIOUS CEREMONIES:
15.20.160:	TORCHES FOR REMOVING PAINT:
15.20.170:	POSTS:
15.20.180:	SURFACE:
15.20.190:	GRADE:
15.20.200:	OBSTRUCTION OF FIRE APPARATUS ACCESS ROADS:
15.20.210:	PREMISES IDENTIFICATION:
15.20.220:	SMOKE OR FOG EMITTING SYSTEMS:
15.20.230:	FIRE HYDRANTS AND MAINS:
15.20.240:	ACCESS TO EQUIPMENT:
15.20.250:	GROUP A-1:
15.20.260:	GROUP A-2:
15.20.270:	GROUP A-3:
15.20.280:	GROUP A-4:
15.20.290:	GROUP A-5:
15.20.300:	GROUP B:
15.20.310:	GROUP E:
15.20.320:	GROUP F:
15.20.330:	GROUP M:
15.20.340:	GROUP R:
15.20.350:	GROUP S:
15.20.360:	REPAIR GARAGES:
15.20.370:	BULK STORAGE OF TIRES:
15.20.380:	SECTION 903.2.9 AMENDED:
15.20.390:	STORIES WITHOUT OPENINGS:
15.20.400:	SECTION 903.2.11.3 AMENDED:
15.20.410:	GROUP U OCCUPANCY:
15.20.420:	NFPA 13D SPRINKLER SYSTEMS:
15.20.430:	WATER SUPPLY FOR AREAS WITHOUT CITY WATER SERVICE:
15.20.440:	AREA INCREASE AND RECONSTRUCTION:

15.20.450: CHANGE IN USE:
15.20.460: ADAPTIVE REUSE:
15.20.470: SECTION 905.4 AMENDED:
15.20.480: SMOKE AND HEAT VENTS, MECHANICAL SMOKE EXHAUST SYSTEMS
AND DRAFT CURTAINS:
15.20.490: SPRINKLERED BUILDINGS:
15.20.500: SECTION 914.12 ADDED:
15.20.510: TABLE 3206.2 AMENDED:
15.20.520: FIREWORKS:
15.20.530: WILDLAND-URBAN INTERFACE FIRE AREA:
15.20.540: VEGETATION MANAGEMENT:
15.20.550: DEFENSIBLE SPACE:
15.20.560: FIRE PROTECTION PLAN:
15.20.570: APPENDIX B:
15.20.580: APPENDIX BB:
15.20.590: APPENDIX C:
15.20.600: APPENDIX CC:
15.20.610: APPENDIX D:
15.20.620: VIOLATION; PENALTY:

15.20.010: FINDINGS AND ADOPTION OF THE CALIFORNIA FIRE CODE:

A. Findings: The City Council of the City of Redlands hereby finds and determines:

1. That the International Code Council is a private organization which has been in existence for a period of at least three (3) years.
2. That the International Fire Code, 2012 edition, published by said organization, is a nationally recognized compilation of proposed rules, regulations, and standards of said organization.
3. That the International Fire Code has been printed and published as a code in book form within the meaning of section 50022.2 et seq., of the California Government Code.
4. That the California Fire Code, also known as the California Code of Regulations, title 24, part 9, a portion of the "California building standards code" as defined in the "California building standards law" commencing with section 18901 of the Health and Safety Code, is assigned to the California building standards commission, which by law is responsible for approving all building standards within the state of California. The 2016 edition of the California Fire Code incorporates by reference the 2012 edition of the International Fire Code, with necessary California amendments.
5. That a copy of the 2016 California Fire Code, certified by the city clerk of the City of Redlands to be a true copy, has been filed for use and examination by the public in the fire prevention office of the Redlands fire department and the office of the city clerk.
6. The sections of said California Fire Code may be referred to by the number used in said published compilation, preceded by the words "California Fire Code section" or "fire code section", and may also be referred to by additional reference to this municipal code and sections therein pertaining to said California Fire Code.

7. That the additional requirements and standards established herein are needed to properly protect the health, safety, and welfare of the existing and future residents and workers within the City of Redlands. Said requirements and standards are reasonably necessary because of local climatic, geological, and topographical conditions, and comply with existing state laws and regulations.
 8. The city council finds and determines that the local variances from the California Fire Code - building standards, California Code of Regulations, title 24, part 9, contained in the city fire code, are reasonably necessary because of local climatic, topographic and geographical considerations.
- B. Adoption of the California Fire Code: The city council of the City of Redlands hereby adopts by reference, the 2016 California Fire Code, and appendices B, BB, C, CC, and D, including fees and penalties, as compiled and adopted by the California building standards commission; along with certain amendments, additions, deletions and exceptions based upon the City Council's findings that the same are necessary based upon local climatic, geologic and topographical conditions. The provisions of the California Fire Code, California Fire Code appendix chapters, and the California Fire Code appendices shall be applicable in all areas within the City of Redlands. The city council of the City of Redlands hereby adopts and amends the 2016 edition of the California Fire Code, as compiled and published by the California building standards commission.

15.20.020: DEFINITIONS:

- A. Wherever the word "jurisdiction" is used in the fire code, it shall mean the city of Redlands.
- B. Wherever the term "corporation counsel" is used in the fire code, it shall mean the city attorney for the city of Redlands.
- C. Wherever the term "fire chief" is used in the fire code, it shall mean the fire chief of the city of Redlands, or his or her authorized representative.
- D. Wherever the term "fire department" is used in the fire code, it shall mean the fire department of the city of Redlands.
- E. An employee of the city of Redlands fire department, when enforcing the California Fire Code, this Municipal Code and other laws, rules and regulations relating to fire and life safety, fire prevention and fire investigation, shall be deemed a "peace officer" as those words are used in section 830.31 of the California Penal Code.
- F. Whenever the term "fire marshal" is used in the fire code, it shall mean the supervisor of the fire prevention bureau and shall serve as the fire code official under the direction of the fire chief, or the fire chief's authorized representative.

15.20.030: ESTABLISHMENT OF LIMITS REQUIRED BY THE CALIFORNIA FIRE CODE:

- A. Storage of Flammable Cryogenic Fluids: Pursuant to section 5504.1 of the California Fire Code, flammable cryogenic fluids shall not be permitted to be stored, dispensed, or used unless, in the opinion of the fire code official, such storage will not create an unacceptable threat to the occupants and property owners.
- B. Storage of Explosives and Blasting Agents: Pursuant to section 5601.1 of the California Fire Code, the storage of explosives and blasting agents is prohibited in all areas unless authorized by the fire code official.
- C. Storage of Class I and II Liquids: Pursuant to sections 5704.1 and 5706.1 of the California Fire Code, the storage of class I and class II liquids in outside aboveground unprotected tanks is prohibited in all areas of the city unless the fire code official determines, with specific documented findings, that such an installation will not create a hazard to life or property in the area.
- D. Storage of Liquefied Petroleum Gases: Pursuant to section 6101.3 of the California Fire Code, the aggregate capacity of any one installation for the bulk storage of liquefied petroleum gases shall not exceed two thousand (2,000) water gallons (7571 liters) in commercial, residential and other areas where, in the opinion of the fire code official, the location of bulk storage of liquefied petroleum gases would create a threat to life and property.

15.20.040: TITLE:

Section 101.1 of chapter 1, division II of the California Fire Code is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the fire code of the city of Redlands, hereinafter referred to for purposes of this Chapter 15.20 as "this code."

15.20.050: DEPARTMENT OF FIRE PREVENTION:

Section 103.2 of Chapter 1, division II, of the California Fire Code is hereby deleted.

15.20.060: LIABILITY:

Section 104.12 of chapter 1 division II of the California Fire Code is hereby added to read as follows:

104.12.1 Cost Recovery. Fire suppression, investigation and rescue or emergency medical costs are recoverable in accordance with Health and Safety Code sections 13009 and 13009.1. Any person who negligently or intentionally, or in violation of law, causes an emergency response, including but not limited to, a traffic accident or spill of toxic or flammable fluids or chemicals, is liable for the costs of securing such emergency, including those costs set out in Health and Safety Code section 13009 et seq. and Government Code section 53150 et seq. Any expense incurred by the City for securing such an emergency situation shall constitute a debt of such person and shall be collectible by the City in the same manner as in the case of an obligation under contract, express or implied.

A false fire alarm response fee may be imposed and paid after two (2) false fire alarms have been received from any one residential or commercial source, or from any one alarm system, within any consecutive three hundred sixty five (365) day period. The false alarm response fee shall be established by resolution of the city council.

104.12.2 Expense for Securing an Emergency. The expense of securing any emergency or hazard which is the result of a violation of this code or any other code, ordinance or state law, or any damages caused by malicious mischief requiring any corrective or preventive actions conducted by the City may be a charge against the persons or entity whose such emergency or action may constitute a debt of such persons or entity as provided below.

1. The fire chief may impose the reasonable cost of fire prevention, fire suppression, and protection of the public from other safety hazards when a fire or hazardous condition results from any of the following activities or conditions:
 - A. Manufacture, transportation, storage, handling, or spilling of hazardous chemicals, flammable or combustible liquids, explosives, or blasting agents;
 - B. Failure to correct a hazardous condition for which a "notice of violation," or equivalent notice, has been previously given by the chief;
 - C. Use of welding equipment, cutting torch, tar pot, or other open flame device;
 - D. Permitting or causing the accumulation of hazardous or flammable materials;
 - E. Setting of a fire or allowing a fire to be set in violation of any code, ordinance, law or regulation;
 - F. Creating, allowing, or maintaining a fire hazard.

15.20.070: FIRE INVESTIGATIONS:

Section 104.10 of chapter 1 division II of the California Fire Code is hereby amended to read as follows:

104.10 Fire Investigations. The fire code official and the fire department shall investigate the cause, origin and circumstances of any fire, explosion and other hazardous condition. Information that could be related to trade secrets or processes shall not be made part of the public record except as required by law.

The fire chief is authorized to investigate the cause, origin and circumstances of unauthorized releases of hazardous materials. The Redlands police department is authorized to assist the fire department in its investigations when requested to do so.

15.20.080: PERMIT FEES:

Section 105.2.5 of chapter 1 division II of the California Fire Code is hereby added to read as follows:

105.2.5 Permit Fees. Permit fees as established by city council resolution shall be collected by the finance department. Proof of receipt shall accompany all applications for permit prior to any inspection and approval by the City.

15.20.090: FEES NONREFUNDABLE:

Section 105.2.6 of chapter 1 division II of the California Fire Code is hereby added to read as follows:

105.2.6 Fees Not Refundable. Permit fees shall not be refundable for any reason after initiation of inspection procedures.

15.20.095: INSPECTION FEES:

Section 106.1.1 of chapter 1 division II of the California Fire Code is hereby added to read as follows:

106.1.1 Inspection Fees. The fire code official is authorized to impose and collect appropriate fees for inspections established by resolution of the city council.

15.20.100: BOARD OF APPEALS

Section 108 of chapter 1 division II of the California Fire Code is hereby deleted.

15.20.110: VIOLATION PENALTIES:

Section 109.4 of chapter 1 division II of the California Fire Code is hereby amended to read as follows:

109.4 Violation Penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of one thousand dollars (\$1,000.00) a day or by imprisonment not exceeding six months, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

15.20.120: ABATEMENT OF VIOLATION:

Section 109.4.1 of chapter 1 division II of the California Fire Code is hereby amended to read as follows:

109.4.1 Abatement Of Violation. In addition to the imposition of the penalties herein described, the fire code official is authorized to institute an appropriate action to prevent unlawful construction or to restrain, correct or abate a violation; or to prevent illegal occupancy of a structure or premises; or to stop an illegal act, conduct of business or

occupancy of a structure on or about any premises. The expense of such action may be made a lien upon the property upon which such condition exists.

15.20.130: FAILURE TO COMPLY:

Section 111.4 of chapter 1 division II of the California Fire Code is hereby amended to read as follows:

111.4 Failure To Comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to violation penalties pursuant to section 109.4.1.

15.20.140: SPARKS FROM CHIMNEYS:

Section 305.6 of the California Fire Code is hereby added to read as follows:

305.6 Sparks From Chimneys. Chimneys used in conjunction with fireplaces or heating appliances in which solid or liquid fuel is used shall be equipped and maintained with an approved spark arrester. The spark arrester shall be constructed of 24-gauge stainless steel, 12-gauge copper or brass, 19-gauge woven galvanized wire mesh, or of materials with equivalent heat and corrosion resistance. Openings shall not permit the passage of spheres having a diameter larger than $\frac{1}{2}$ inch (13 mm) and shall not block the passage of spheres having a diameter of less than $\frac{3}{8}$ inch (10 mm). The screen shall be mounted in or over all outside flue openings in a vertical or near vertical position, adequately supported to prevent movement and visible from the ground. The net free area of the spark arrester shall not be less than 4 times the net free area of the outlet of the chimney.

15.20.150: RELIGIOUS CEREMONIES:

Section 308.1.7 of the California Fire Code is hereby amended to read as follows:

308.1.7 Religious or Other Assembly Ceremonies. Candles held in persons' hands (or on a non-stable device) are especially dangerous and shall not be permitted. Battery-operated simulated candles are available and may be used. No permit is required for battery-operated candles or other electric candles.

15.20.160: TORCHES FOR REMOVING PAINT:

Section 308.1.3 of the California Fire Code is hereby amended to read as follows:

308.1.3 Torches For Removing Paint. Persons utilizing a torch or other open flame or other heat producing devices for the removal of paint from all structures shall be prohibited.

15.20.170: POSTS:

Section 312.2 of the California Fire Code is hereby amended to read as follows:

312.2 Posts. Guard posts shall comply with all of the following requirements:

1. Constructed of steel not less than 6 inches (152 mm) in diameter and concrete filled.
2. Spaced not more than 4 feet (1219 mm) between posts on center.
3. Set not less than 3 feet (914 mm) deep in a concrete footing of not less than a 15 inch (381 mm) diameter.
4. Set with the top of the posts not less than 3 feet (914 mm) above the ground.
5. Located not less than 3 feet (914 mm) from the protected object.

15.20.180: SURFACE:

Section 503.2.3 of the California Fire Code is hereby amended to read as follows:

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced with an approved concrete or asphalt covering so as to provide all-weather driving capabilities. Turf block, Ritter Rings, Turf Paver and other similar products shall not be used for fire department access surfacing. Where rural road grades do not exceed 8%, the fire code official may approve access roads of approved native materials or gravel when compacted to ninety-five percent (95%).

15.20.190: GRADE:

Section 503.2.7 of the California Fire Code is hereby amended to read as follows:

503.2.7 Grade. The grade of the fire apparatus access road shall be a maximum of twelve percent (12%), unless otherwise approved by the fire code official for short distances when appropriate mitigation measures are utilized.

15.20.200: OBSTRUCTION OF FIRE APPARATUS ACCESS ROADS: Section 503.4 of the California Fire Code is hereby amended to read as follows:

503.4 Obstruction of Fire Apparatus Access Roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in section 503.2.1 shall be maintained at all times. Any obstruction or impedance to reasonable access may be removed at the order of the fire code official or the fire department, with the expense of such removal to be borne by the owner of the roadway, or in the case of an obstructing vehicle or object, by the owner of said vehicle or object.

15.20.210: PREMISES IDENTIFICATION:

Section 505.1 of the California Fire Code is hereby amended to read as follows:

505.1 Premise identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be affixed on a structure in a location with a clear, unobstructed view from the street. All numbers shall be electrically illuminated during the hours of darkness.

Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch for single-family residences.

All multi-family, multi-retail and multi-commercial occupancies shall:

have a minimum of 6 inch high numbers, with a minimum one inch (1") stroke.

- identify individual units with numbers a minimum of four (4) inches, affixed to the unit's front door entrance or frame. All buildings with a rear door access shall identify that unit with the proper numbers affixed to the door or frame.

All light and heavy industrial occupancies shall have a minimum of ten (10) inch high numbers, with a minimum one-and-one-half inch (1 ½") stroke. All complexes that are three (3) stories or greater in height and/or have two (2) or more building units shall have a minimum of ten (10) inch high numbers, with a one-and-one-half inch (1 ½") stroke.

Buildings with a total floor area of 100,000 square feet (9290 m²) or greater shall have minimum 12 inch (305 mm) high numbers, with a minimum stroke width of 1½ inches (38 mm).

All buildings with two (2) or more units shall identify utility meters according to the unit being serviced.

Buildings set-back from the street by 200' or more, shall have additional address number of a minimum of 4" located at the property entrance.

15.20.220: SMOKE OR FOG EMITTING SYSTEMS:

Section 501.5 of the California Fire Code is hereby added to read as follows:

501.5 Smoke or Fog Emitting Systems. No alarm system shall be installed in a building or portion of a building which as a part of its operation discharges any gas, vapor, liquid, or other product when the primary intent of the system discharge is to obscure the vision of any person, cause disorientation, or incapacitate any person within the building or portion thereof. Nothing in this section is intended to preclude the connection of an alarm system to any fire suppression system.

15.20.230: FIRE HYDRANTS AND MAINS:

Section 507.5.1 of the California Fire Code is hereby amended to read as follows:

507.5.1 Where Required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet (91 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exceptions:

1. For group R-3 and group U occupancies, the distance requirement shall be 600 feet (183 m). This distance may be further modified by the fire code official for such occupancies when buildings are equipped throughout with an approved fire sprinkler system installed in accordance with section 903.3.1.3.

2. Deleted.

15.20.240: ACCESS TO EQUIPMENT:

Section 509.3 of the California Fire Code is hereby added to read as follows:

509.3 Access to Equipment In Multi-Unit Buildings. When automatic fire sprinkler systems or fire alarm systems are installed in buildings constructed for multiple tenants and these systems protect multiple tenant spaces, the main controls and control appurtenances, such as risers, fire alarm control panels, and valves for such systems, shall be located in an attached or included room or an approved weather-resistant enclosure with at least one exterior access door of not less than 3'-0" by 6'-8".

15.20.250: GROUP A-1:

Section 903.2.1.1 of the California Fire Code is hereby amended to read as follows:

903.2.1.1 Group A-1. An automatic sprinkler system shall be provided for group A-1 occupancies.

15.20.260: GROUP A-2:

Section 903.2.1.2 of the California Fire Code is hereby amended to read as follows:

903.2.1.2 Group A-2. An automatic sprinkler system shall be provided for group A-2 occupancies.

15.20.270: GROUP A-3:

Section 903.2.1.3 of the California Fire Code is hereby amended to read as follows:

903.2.1.3 Group A-3. An automatic sprinkler system shall be provided for group A-3 occupancies.

15.20.280: GROUP A-4:

Section 903.2.1.4 of the California Fire Code is hereby amended to read as follows:

903.2.1.4 Group A-4. An automatic sprinkler system shall be provided for group A-4 occupancies.

15.20.290: GROUP A-5:

Section 903.2.1.5 of the California Fire Code is hereby amended to read as follows:

903.2.1.5 Group A-5. An automatic sprinkler system shall be provided for group A-5 occupancies in the following areas: concession stands, retail areas, press boxes, and other accessory use areas in excess of 200 square feet (19 m²).

15.20.300: GROUP B:

Section 903.2.1.8 of the California Fire Code is hereby added to read as follows:

903.2.1.8 Group B. An automatic sprinkler system shall be provided throughout all buildings containing group B occupancies where the fire area exceeds 200 square feet (19 m²).

15.20.310: GROUP E:

Section 903.2.3 of the California Fire Code is hereby amended to read as follows:

903.2.3 Group E. Except as provided for in sections 903.2.3.1 for a new public school campus and 907.2.3.7.2 (modernization project), an automatic sprinkler system shall be provided for group E occupancies as follows:

1. Throughout all group E fire areas greater than 200 square feet (19 m²) in area.
2. Throughout every portion of educational buildings below the level of exit discharge.
3. In rooms or areas with special hazards such as laboratories, vocational shops and other such areas where hazardous materials in exempt amounts

are used or stored.

15.20.320: GROUP F:

Section 903.2.4 of the California Fire Code is hereby amended to read as follows:

903.2.4 Group F. An automatic sprinkler system shall be provided throughout all buildings containing group F occupancy where the fire area exceeds 200 square feet (19 m²).

15.20.330: GROUP M:

Section 903.2.7 of the California Fire Code is hereby amended to read as follows:

903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a group M occupancy where the fire area exceeds 200 square feet (19 m²).

15.20.340: GROUP R:

Section 903.2.8 of the California Fire Code is hereby amended to read as follows:

903.2.8 Group R. An automatic sprinkler system installed in accordance with section 903.3 shall be provided throughout all buildings with a group R fire area.

Exceptions:

1. Deleted.
2. When approved by the fire code official, detached group U private garages accessory to a group R-3 occupancy, when located 50 feet (15 240 mm) or more from property lines, dwellings, or structures.
3. Group R-3.1 occupancies not housing bedridden clients, not housing nonambulatory clients above the first floor, and not housing clients above the second floor.
4. Pursuant to Health and Safety Code section 13113, occupancies housing ambulatory children only, none of whom are mentally ill or mentally retarded, and the buildings or portions thereof in which such children are housed are not more than two stories in height, and buildings or portions thereof housing such children have an automatic fire alarm system activated by approved smoke detectors.
5. Pursuant to Health and Safety Code section 13143.6, occupancies licensed for protective social care which house ambulatory clients only, none of whom is a child (under the age of 18 years), or is elderly (65 years of age or over).

15.20.350: GROUP S:

Section 903.2.9 of the California Fire Code is hereby amended to read as follows:

903.2.9 Group S. An automatic sprinkler system shall be provided throughout all buildings containing a group S occupancy where the fire area exceeds 200 square feet (19 m²).

15.20.360: REPAIR GARAGES:

Section 903.2.9.1 of the California Fire Code is hereby amended to read as follows:

903.2.9.1 Repair Garages. An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with the California building code.

15.20.370: BULK STORAGE OF TIRES:

Section 903.2.9.2 of the California Fire Code is hereby amended to read as follows:

903.2.9.2 Bulk Storage Of Tires. Buildings and structures where the area for the storage of tires exceeds 200 square feet (19 m²) shall be equipped throughout with an automatic sprinkler system in accordance with section 903.3.1.1.

15.20.380: SECTION 903.2.9 AMENDED:

Section 903.2.9 of the California Fire Code is hereby amended by the deletion of the exception.

15.20.390: STORIES WITHOUT OPENINGS:

Section 903.2.11.1 of the California Fire Code is hereby amended to read as follows:

903.2.11.1 Stories Without Openings. An automatic sprinkler system shall be installed throughout all stories, including basements, of all buildings where the floor area exceeds 200 square feet (19 m²) and where there is not provided at least one of the following types of exterior wall openings:

1. Openings below grade that lead directly to ground level by an exterior stairway complying with section 1011 or an outside ramp complying with section 1012. Openings shall be located in each 50 linear feet (15 240 mm), or fraction thereof, of exterior wall in the story on at least one side.
2. Openings entirely above the adjoining ground level totaling at least 20 square feet (1.86 m²) in each 50 linear feet (15 240 mm), or fraction thereof, of exterior wall in the story on at least one side.

15.20.400: SECTION 903.2.11.3 AMENDED:

Section 903.2.11.3 of the California Fire Code is hereby amended by the deletion of the exception.

15.20.410: GROUP U OCCUPANCY:

Section 903.2.18 of the California Fire Code is hereby amended to read as follows:

903.2.18 Group U Occupancy. An automatic sprinkler system shall be provided throughout buildings containing a group U occupancy where the fire area exceeds 200 square feet (19 m²).

Exceptions: When approved by the fire code official, detached group U occupancies, when located 50 feet (15 240 mm) or more from property lines, dwellings, or other structures.

15.20.420: NFPA 13D SPRINKLER SYSTEMS:

Section 903.3.1.3 of the California Fire Code is hereby amended to read as follows:

903.3.1.3 NFPA 13D Sprinkler Systems. Automatic sprinkler systems installed in one- and two-family dwellings shall be installed throughout in accordance with NFPA 13D, including attached garages.

15.20.430: WATER SUPPLY FOR AREAS WITHOUT CITY WATER SERVICE:

Section 903.3.5.3 of the California Fire Code is hereby added to read as follows:

903.3.5.3 Water Supply For Areas Without City Water Service. In areas without city water service, buildings where the fire area exceeds 200 square feet (19 m²) shall be provided with an approved automatic sprinkler system. Group R-3 occupancies shall be provided with on-site water storage for a minimum 10 minute sprinkler demand. When approved by the fire code official, on-site water storage for other than group R occupancies may be reduced to that required for an approved 30 minute sprinkler demand. These flows and duration do not consider the needs required to provide domestic service. All sprinkler systems shall be suitably freeze-protected for climatic conditions when necessary.

Exception: When approved by the fire code official, detached group U private garages accessory to a group R-3 occupancy, when located 50 feet (15 240 mm) or more from property lines, dwellings or other structures.

15.20.440: AREA INCREASE AND RECONSTRUCTION:

Section 903.6.1 of the California Fire Code is hereby amended by adding the following:

903.6.1 Area Increase And Reconstruction. Every existing building or structure relocated or moved onto a property, every building or structure which as a result of fire, earthquake, or other disaster requires demolition and reconstruction, or every existing building or structure that is receiving or has received an addition(s) in which fifty percent (50%) of the original area is exceeded, shall have an approved automatic sprinkler system installed throughout therein.

15.20.450: CHANGE IN USE:

Section 903.6.2 of the California Fire Code is hereby amended by adding the following:

903.6.2 Change In Use. Changes made in the character or use of an occupancy shall be approved by the building official and the chief. When there is a change of use or occupancy of a building which exceeds 5,000 square feet in floor area which would place the building in a different division of the same group of occupancy or in a different group of occupancies, the occupancy shall be provided with an approved automatic sprinkler system throughout, unless the proposed use is less hazardous based on fire or life safety risk, than the existing use.

15.20.460: ADAPTIVE REUSE:

Section 903.6.3 of the California Fire Code is hereby amended by adding the following:

903.6.3 Adaptive Reuse. Every existing group R occupancy that is changed to a commercial use shall have an approved automatic sprinkler system installed throughout.

15.20.470: SECTION 905.4 AMENDED:

Section 905.4 of the California Fire Code is hereby amended by adding location number 7 to read as follows:

7. When required by other provisions of this code, 2¹/₂ inch hose connections, meeting the requirements of this section and fire department standards, shall be located at every other exterior fire department access door as defined by section 2306.6.1, and arranged so that every portion of the building and its contents can be reached with 150 feet of hose and stream.

15.20.480: SMOKE AND HEAT VENTS, MECHANICAL SMOKE EXHAUST

SYSTEMS AND DRAFT CURTAINS:

Section 910.2 of the California Fire Code is hereby amended to read as follows:

910.2 Where Required. Where required by this code or otherwise installed, smoke and heat vents or mechanical smoke exhaust systems and draft curtains shall conform to the requirements of this section.

Exceptions:

1. Frozen food warehouses used solely for storage of class I and II commodities where protected by an approved automatic sprinkler system.

2. Deleted.

3. Deleted.

15.20.490: SPRINKLERED BUILDINGS:

Section 910.3.3 of the California Fire Code is hereby amended to read as follows:

910.3.3. Sprinklered Buildings. Where installed in buildings equipped with an approved automatic sprinkler system, smoke and heat vents shall be designed to operate automatically by the actuation of a heat responsive device rated at least 100 degrees F above the operating temperature of the sprinkler heads, or manually with independent controls for the fire department pursuant to section 914.12.

15.20.500: SECTION 914.12 ADDED

Section 914.12 of the California Fire Code is hereby added to read as follows:

914.12 Special Requirements For Group F, M, S-1 Or S-2 Distribution Warehouses Greater Than 50,000 Square Feet In Floor Area. Buildings classified primarily as group M, group S-1 or S-2, with no more than 10% of the building square footage occupied with accessory uses, in which the primary use is wholesale or retail sales of bulk products or packaged materials, or for the storage of commodities for distribution, shall be in accordance with this section.

914.12.1 Fire Control Room. A fire control room for fire department operations shall be provided. The location and accessibility of the fire control room shall be approved by the fire code official. The fire control room shall be separated from the remainder of the building by walls and ceilings not less than one-hour fire partitions. The room shall be a minimum of 96 square feet (9 m²) in area, with a minimum dimension of 8 feet (2438 mm). The room shall contain the following as a minimum:

1. The fire alarm control unit and associated equipment.
2. Annunciator panel displaying status of sprinkler control valves and waterflow detectors.
3. Main controls and indicators for mechanical smoke exhaust systems.
4. Graphic with schematic indicating building floor plans, means of egress, fire protection systems, firefighting equipment and access.
5. Other firefighting equipment and system controls as required by the fire code official.

6. Emergency lighting powered by the standby electrical system.

914.12.2 Mechanical Smoke Exhaust. A mechanical smoke exhaust system conforming to the requirements of section 910.4 shall be provided. The system may be combined with environmental or other ventilation air systems when approved by the fire code official.

914.12.3 Standpipe Systems. A class I standpipe system shall be provided, with hose connections located at fire department access doors as required by section.

905.4. The system may be interconnected with the building automatic sprinkler systems, and may be supplied by adjacent systems or by a separate riser. Standpipe systems shall conform to the requirements of NFPA 14.

914.12.4 Fire Department Graphic. A printed graphic with schematic diagrams of the building automatic sprinkler systems, fire alarm systems, means of egress, standpipe systems, smoke exhaust systems, access doors, and any other equipment as required by the fire code official shall be superimposed over a building floor plan or site plan and mounted on the wall in a highly visible location in the fire control room. The graphic shall be durable and waterproofed.

914.12.5 Standby Power. A standby power generator conforming to the California electrical code shall be provided on the premises, in a protected location. The generator shall have a rated capacity necessary to supply the load of all fire protection features listed below at the same time:

1. Emergency lighting and exit signs necessary for egress.
2. Lighting for the fire control room.
3. Signal and communication systems as applicable.
4. Electrically powered fire pumps required to maintain pressure.
5. Mechanical smoke exhaust systems as required by section 914.12.2.

In addition, a fuel supply sufficient for not less than two hours of operation shall be required on the premises. All electrically connected systems shall be transferred within 60 seconds after losing primary power.

914.12.6 Enhanced Communications. When required by the fire code official, enhanced communication equipment, such as bi-directional amplifiers, shall be provided in the building for dedicated use by the fire department. When such equipment is required to be installed, it shall be provided with a standby power supply.

914.12.7 Other Requirements. All fire protection systems shall comply with fire department standards regarding installation, signage and labeling, maintenance, and other requirements as specified by the fire code official.

Table 3206.2 of the California Fire Code is hereby amended by the deletion of footnote j.

15.20.520: FIREWORKS:

Section 5608 of the California Fire Code is hereby added to read as follows:

5608 Fireworks Display

5608.2 Use. Possession, sale, handling storage or use of fireworks, including "safe and sane" fireworks as defined in Health and Safety Code section 12529, is prohibited. The provisions of this section do not apply to fireworks displays conducted in accordance with the provisions of any permit issued pursuant to this chapter and Title 19 of the California Code of Regulations, Chapter 6 – Fireworks.

5608.3 Seizure Of Fireworks. The fire chief, fire code official or fire department is authorized to seize, remove or cause to be removed, at the expense of the owner, all stocks of fireworks offered or exposed for sale, stored, held or handled in violation of this chapter.

15.20.530: WILDLAND-URBAN INTERFACE FIRE AREA:

Section 4902.1 the definition of the Local Responsibility Area (LRA) is hereby added to read as follows:

Local Responsibility Area (LRA) is defined as lands within the geographical boundaries found in the map within the City of Redlands General Plan figure 8.1.

15.20.540: VEGETATION MANAGEMENT:

Section 4908 of the California Fire Code is hereby added to read as follows:

Section 4908 Vegetation Management

4908 Vegetation Management. Persons owning, leasing, controlling, operating or maintaining buildings or structures in, upon or adjoining hazardous fire areas, and persons owning, leasing or controlling land adjacent to such buildings or structures, shall at all times:

Maintain an effective fuel modification zone by removing, clearing, or modifying away combustible vegetation and other flammable materials from areas within 100 feet from such buildings or structures. (See exception 3 for fire-resistive construction and other features for approval and/or a reduction of the fuel modification zone.) The fuel modification zone may be replanted with either approved irrigated, fire-resistant planting material or approved non-irrigated, drought-tolerant, fire-resistant plant material. Use of plants, trees, and/or shrubs on the Redlands Fire Department Wildland Urban Interface High Fire Severity Area Undesirable List, must be specifically approved by the Fire Code Official. Use of any of the plantings on the list is subject to periodic, ongoing inspections by the Fire Department to ensure proper maintenance. Inspections may incur fees payable by the property owner. Failure to maintain the plants and trees on this list in accordance with plan approval could result in the plants, trees, and/or shrubs being ordered to be removed at the expense of the

property owner. Replanting of the fuel modification zone may be required for erosion control.

Exceptions:

1. Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided that they do not form a means of rapidly transmitting fire from the native growth to any structure.
2. Grass and other vegetation located more than 30 feet from buildings or structures and less than 18 inches (457 mm) in height above the ground need not be removed where necessary to stabilize the soil and prevent erosion.
3. With the approval of the fire code official, the width of the fuel modification zone may be reduced where fire-resistive structures or other features are constructed. However, in no case shall the fuel modification zone be reduced to less than 30 feet. See California building code chapter 7A and international wildland-urban interface code for the minimum requirements of a fire-resistive structure. Remove portions of trees, which extend within 10 feet of the outlet of a chimney, Maintain trees adjacent to or overhanging a building free of deadwood, and Maintain the roof of a structure free of leaves, needles or other dead vegetative growth.

If the owner fails to correct such conditions, the fire code official is authorized to cause the same to be done and make the expense of such correction a lien upon the property where such condition exists.

15.20.550: DEFENSIBLE SPACE:

Section 4907.1 of the California Fire Code is hereby added to read as follows:

Section 4907.1 Defensible Space

4907.1 General. Persons owning or controlling property within the city's very high fire hazard severity zone shall maintain defensible space as prescribed by the fire protection plan, site specific conditions, or as approved by the fire code official per sections 4908 and 4909 of this code.

15.20.560: FIRE PROTECTION PLAN:

Section 4909 of the California Fire Code is hereby added to read as follows:

Section 4909 Fire Protection Plan

4909 General. A fire protection plan (FPP), approved by the fire code official, shall be required for all new development within the wildland-urban interface area.

The FPP shall include mitigation measures consistent with the unique problems

resulting from the location, topography, geology, flammable vegetation, and climate of the proposed site.

The FPP shall address water supply, access, building ignition and fire resistance, fire protection systems and equipment, defensible space and vegetation management.

The FPP shall be consistent with the requirements of California building code chapter 7A, and the international wildland-urban interface code, and the Redlands municipal code.

15.20.570: APPENDIX B:

Section B105.2 of appendix B of the California Fire Code is hereby amended by amending the exception to read as follows:

Exception: A reduction in required fire-flow of up to 50 percent (50%), as approved, is allowed when the building is provided with an approved automatic sprinkler system installed in accordance with section 903.3.1.1 or 903.3.1.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (5678 l/min) for the prescribed duration as specified in table B105.1(2).

15.20.580: APPENDIX BB:

Section BB105.1 of appendix BB of the California Fire Code is hereby amended by amending the exception to read as follows:

Exception: A reduction in required fire-flow of up to 50 percent (50%), is allowed when the building is provided with an approved automatic sprinkler system. When a reduction in fire flow is used, fire flow shall not be less than 1500 gpm.

15.20.590: APPENDIX C:

Appendix C is hereby adopted in its entirety without amendments or deletions.

15.20.600: APPENDIX CC:

Appendix CC is hereby adopted in its entirety without amendments or deletions.

15.20.610: APPENDIX D:

Appendix D is hereby adopted in its entirety with the following additions and amendments.

Section D101.2 of appendix D of the California Fire Code is hereby added to read as follows:

D101.2 Construction documents. Construction documents for proposed fire apparatus access location of fire lanes, security gates across fire apparatus access and construction documents and hydraulic calculations for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction.

Section D101.3 of appendix D of the California Fire Code is hereby added to read as follows:

D101.3 Timing of installation. When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles.

Section D102.1 of appendix D of the California Fire Code is hereby amended to read as follows:

D102.1 Access and loading. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building thereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior wall for the first story of the building as measured by an approved route around the exterior of the building or facility.

Section D103.4 of appendix D of the California Fire Code is hereby amended to read as follows:

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.

Section D103.7 of appendix D of the California Fire Code is hereby added to read as follows:

D103.7 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing at least 75,000 pounds. The roadway shall be surfaced so as to provide all weather driving capabilities.

Section D103.8 of appendix D of the California Fire Code is hereby added to read as follows:

Section D103.8 Authority. The fire code official shall have the authority to require an increase in the minimum access width where they are inadequate for fire or rescue operations.

Section D103.9 of appendix D of the California Fire Code is hereby added to read as follows:

Section D103.9 Bygone Roadways. Where fire department access is unduly difficult utilizing bygone roadways, and where modifications would significantly impact the historical significance of the area, the Fire Chief may authorize alternative means and methods in order to maintain fire department access. Methods may include but are not limited to the posting of signs and notices of parking requirements in order to maintain

access.

15.20.620: VIOLATION; PENALTY:

- A. It is unlawful to violate or fail to comply with any of the provisions of the California Fire Code, or to fail to comply with any order made pursuant thereto. It is also unlawful to build in violation of any detailed statement of plans or specifications submitted and approved under the California Fire Code, or any certificate or permit issued thereunder, and from which no appeal has been taken.
- B. Except as otherwise specified in this chapter, all violations of the California Fire Code or its appendices, or the amendments thereto contained in this chapter, are misdemeanors and are punishable as provided in title 1, chapter 1.20 of this Municipal Code.
- C. Every person who causes, aids, abets or conceals a violation of the California Fire Code is guilty of violating the California Fire Code. Each such person, corporation or firm shall be deemed guilty of a separate offense for each day or portion thereof during which any violation of any provisions of the California Fire Code is committed, continued, permitted or maintained by such person, firm or corporation.”

Section 2. If any subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction or preempted by State or Federal legislation, such decision or legislation shall not affect the validity of the remaining portions of this Ordinance. The City Council declares that it would have passed this Ordinance and each and every subsection, sentence, clause or phrase not declared invalid or unconstitutional without regard to any such decision or preemptive legislation.

Section 3. The provisions of this Ordinance shall be in force on and after the date upon which this Ordinance becomes effective; provided, however, that where complete plans for buildings have been filed and are pending for building permits prior to the effective date of this Ordinance, permits may be issued in compliance with the governing laws at the time of review and approval of such plans, and the applicant may proceed with construction, provided physical construction is commenced within one hundred eighty (180) days from the date of issuance of the permit and continued to completion.

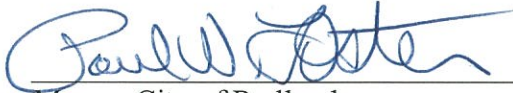
Section 4. Unless superseded and expressly repealed, references in City forms, documents and regulations to Chapter 15.20 of the Redlands Municipal Code and to the former edition of the California Fire Code shall be construed to apply to the corresponding provisions of Chapter 15.20 of the Redlands Municipal Code and the 2016 edition of the California Fire Code as adopted and established by this Ordinance.

Section 5. The City Council hereby determines that the adoption of this Ordinance is exempt from review under the California Environmental Quality Act (“CEQA”) pursuant to State CEQA Guidelines Section 15061(b)(3) for the reason that it can be seen with certainty there is no possibility that the adoption of this Ordinance will have a significant effect on the environment.

Section 6. The City Clerk is hereby directed to publish notice in a newspaper of

general circulation within the City, in accordance with Government Code section 6066, of the scheduling of a public hearing to consider adoption of this Ordinance on October 18, 2016. The notice shall state the time and place of the hearing, and shall also state that copies of the California Fire Code, 2016 edition, and the proposed amendments thereto, are on file with the office of the City Clerk and open to public inspection. The notice shall also contain a description which the City Council deems sufficient to serve notice to the interested persons of the purpose of this Ordinance and the subject matter hereof. The City Council further delegates the determination of such sufficiency to the City Manager.

Section 7. The Mayor shall sign this Ordinance and the City Clerk shall certify to the adoption of this Ordinance and shall cause it, or a summary of it, to be published once in the Redlands Daily Facts, a newspaper of general circulation within the City, and thereafter, this Ordinance shall take effect as provided by law.



Mayor, City of Redlands

ATTEST:



Jeanne Donaldson, City Clerk

I, Jeanne Donaldson, City Clerk of the City of Redlands, hereby certify that the foregoing resolution was adopted by the City Council at a regular meeting thereof held on the 20th day of December, 2016 by the following vote:

AYES:	Councilmembers Harrison, Gilbreath, Barich, Tejada; Mayor Foster
NOES:	None
ABSTAIN:	None
ABSENT:	None



Jeanne Donaldson, City Clerk

