

ORDINANCE NO. 1874

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING
CHAPTER 42 OF THE REDLANDS ORDINANCE CODE AND
ADOPTING THE 1982 EDITION OF THE UNIFORM FIRE
CODE AND RESCINDING ORDINANCE NO. 1730

THE CITY COUNCIL OF THE CITY OF REDLANDS
does ordain as follows:

SECTION ONE: That Chapter 42 of the
Redlands Ordinance Code be amended to read as
follows:

CHAPTER 42

- Article 420. Adoption of 1982 Uniform Fire Code
- 421. Limitation of Storage of Flammable and Explosive Materials
- 422. Appeals and Penalties

Article 420

Adoption of 1982 Uniform Fire Code

§ 42001. The herein designated Uniform Fire Code, 1982 Edition, and Appendixes V-A, V I-A, V I-B, V I-C, V I-D, and thereto, and errata sheets forthcoming, providing regulations consistent with nationally recognized standard practice to safeguard life, health, property, and public welfare to a reasonable degree from the hazards of fire and explosion arising from the storage, use, and handling of dangerous and hazardous materials, substances and devices, the operation, installation, construction, location, safeguarding, and maintenance of adequate means of egress not provided for by the Building Code, are adopted by reference and made a part hereof. One copy of said Code and said appendixes has been certified as a true copy and filed in the Office of the City Clerk. The Code and Appendixes so adopted by reference are made a part of this Ordinance as though set forth at length herein.

§ 42001.1 Section 1807, Uniform Building Code, 1982 Edition, shall apply to all buildings having floors used for human occupancy located more than fifty-five (55) feet above the lowest level of Fire Department vehicle access, or containing four (4) or more stories shall conform to the requirements of this section in addition to other applicable requirements of this code. Such building shall be provided with an approved automatic sprinkler system in accordance with Section 1807(c) of the Uniform Building Code, 1982 Edition. Safe areas of refuge in accordance with Section 1807 L shall not substitute for the approved automatic sprinkler system.

§ 42001.2 That Chapter 10 be amended by the rewriting of Section 10.308(a) General; by adding Section 10.309(b)5, 10.309(b)6; and rewriting Section 10.312(b) and 10.313(b) as follows:

Section 10.308(a). All fire extinguishing systems required in this Code shall be designed and installed in

accordance with the requirements of this chapter by fire protection engineers and/or California licensed automatic fire sprinkler installation contractors.

All fire hose threads used in connection with fire extinguishing systems shall be National Standard hose thread or as approved by the Fire Department.

Section 10.309(b)5. In buildings exceeding 5,000 square feet in area; in buildings having floors used for human occupancy located more than fifty-five (55) feet above the lowest level of Fire Department vehicle access; or in buildings containing four or more stories: For the purpose of this section, the area of a building is defined as the area included within area separation walls having no penetrating openings or ducts and/or within exterior walls. The floor area shall include the floor area of courts and/or horizontal openings in floors, provided the court or horizontal opening has widths of less than twenty (20) feet. Any expansion into a court or horizontal opening having widths of less than twenty (20) feet would not constitute additional floor area. A horizontal opening is further defined as an opening or interruption of floor space by an inner court, by an opening to the floor below, by a raised ceiling from floor below, or by an attic.

Provisions for the installation of automatic fire sprinkler systems for the entire building are to be made prior to the issuance of the building permit when sprinkling systems are required. Such provisions shall include, but are not limited to, submission and approval of the fire sprinkler plans.

Automatic sprinkler systems shall be required in existing buildings as follows:

1. Change of Occupancy - When there is a change of use or occupancy of a building which exceeds 5,000 square feet in floor area and which would place the building in a different division of the same group of occupancy or in a different group of occupancy or in a different group of occupancies unless the proposed use is less hazardous, based on life or fire risk, than the existing use.

2. Addition to Floor Area - When additions are made to an unsprinklered building and the sum of the floor area plus the addition exceeds 5,000 square feet of floor area.
3. Alterations - When an unsprinklered building which exceeds 5,000 square feet of floor area is altered or remodeled. Alterations to heating, ventilating systems, plumbing systems, repairs to walls and ceilings consisting of replacement of less than 25 percent of the finish material of any ceiling or wall of a room, alterations to the finish surface of walls or ceilings consisting of paints and materials not more than 1/28 inches in thickness attached to wall surfaces; and any work solely for the purpose of providing sanitary facilities and access for the physically handicapped shall not for the purpose of this subsection, be construed as alterations.

EXCEPTION: Existing unsprinklered buildings exceeding 5,000 square feet in floor area when alterations are made, provided that:

- (a) All areas of alterations are protected by fire resistive material as required by this code but having a minimum of one-hour fire-resistive rating. The area of alterations to be protected shall include:
 1. All components of a wall when a wall is added, relocated or otherwise altered.
 2. The entire ceiling of a room when a ceiling is added or altered.
 3. All walls in a room which supports a ceiling which is required to have a minimum one-hour fire-resistive protection.
- (b) Every floor above the first story having an occupancy load exceeding ten persons shall have access to at least two separate exits, one of which may be an exterior fire escape. The fire escape shall comply with the provisions of Chapter 1, Section 109(d) of the appendix.

- (c) Corridors serving an occupant load of 30 or more shall comply with Chapter 1, Section 109(c) of the appendix.
 - (d) Enclosure of vertical shafts shall comply with Chapter 1, Section 110 of the appendix.
 - (e) All basements shall comply with Chapter 1, Section 111 of the appendix unless the basement is abandoned and sealed from entry for purposes other than service of the building. Storage rooms, laundry rooms, maintenance offices and similar uses shall not be considered as providing service to the building.
 - (f) The entire building is equipped with an approved fire alarm system.
4. In all existing unsprinklered structures having area separation walls when additional openings or ducts are added to the area separation wall and the floor area of the structure which is divided by the area separation wall exceeds 5,000 square feet.

Section 10.309(b)6. Over all trash enclosures which are attached to or within a building. The automatic sprinkler system of one or more heads (as specified by the Fire Department) may be supplied by the domestic water system.

Section 10.312(b). Where required. Occupancies three (3) stories or more shall be required to have a Class II system. Occupancies four (4) stories or more shall be required to have a Class I and II (or III) system.

Section 10.313(b). Where required. Every building four (4) stories or more in height shall be provided with no less than one (1) Class I standpipe for use during construction. Such standpipe shall be installed when the progress of construction is not more than thirty (30) feet in height above grade. Such standpipe shall be provided with Fire Department inlet connections at accessible locations adjacent to usable stairs. Such standpipe systems shall be extended as construction progresses to within one (1) floor of the highest point of construction having secured decking or flooring.

In each floor there shall be provided a 2-1/2 inch valve outlet for fire department use. Where construction heights require installation of Class II standpipe, fire pumps and water main connections shall be provided to serve the standpipe.

§ 42001.3 That Chapter 1A of the appendix be amended by rewriting Sections 1(a), 1(b), and 6 as follows:

Section 1(a). Purpose. The purpose of this chapter is to provide a reasonable degree of safety to persons occupying existing buildings that do not conform with the requirements of this code by providing for alterations to such existing buildings.

Section 1(b). Application. The provisions of this chapter will apply to all existing buildings when alterations are made to an unsprinklered building exceeding 5,000 square feet in an area as specified in Section 84006 of the Redlands Ordinance Code.

EXCEPTION: Group R, Division 3 or Group M are excepted from all provisions of this chapter.

Section 6. Smoke Detectors. Every dwelling unit in an apartment house and every guest room in a hotel, motel, or lodging house (all R-1 group occupancies) used for sleeping purposes shall be provided with smoke detectors no later than October 18, 1985.

In dwelling units, detectors shall be mounted on the ceiling or wall at a point centrally located in the corridor or area giving access to rooms used for sleeping purposes. In an efficient dwelling unit, hotel sleeping room, and in hotel suites, the detectors shall be centrally located on the ceiling of the main room or hotel sleeping room. Where sleeping rooms are on an upper level, the detectors shall be placed at the center of the ceiling directly above the stairway. All detectors shall conform to the Uniform Building Code Standard No. 43-6 and shall be located in accordance with approved manufacturers instructions. When actuated, the detector shall provide an alarm in a dwelling unit or guest rooms. Smoke detectors may be battery operated when installed in existing buildings. A smoke detector shall be installed in the basement of dwelling units having a stairway which opens from the basement into a dwelling. Such detector shall be connected to a sounding device or other detector to provide an alarm which will be audible in the sleeping area.

Article 421
Limitation of Storage of Flammable
and Explosive Materials

§ 42100. Limits of districts in which storage of flammable or combustible liquids outside aboveground tanks is to be prohibited.

(a) The limits referred to in Section 79.201 of the Uniform Fire Code in which storage of flammable or combustible liquids in outside aboveground tanks is prohibited are hereby established as follows:

1. Not permitted without specific authorization in writing by the Chief of the Fire Department.

(b) The limits referred to in Section 79.601 of the Uniform Fire Code in which new bulk plants for flammable or combustible liquids are prohibited are hereby established as follows:

1. Not permitted except as specified in Section 28.51 and Section 29.10 of Ordinance No. 1000 of the City of Redlands.

§ 42101. Limits in which bulk storage of liquefied petroleum gases is to be restricted.

(a) The limits referred to in Section 82.105(a) of the Uniform Fire Code in which bulk storage of liquefied petroleum gas is restricted are hereby established as follows:

1. Not permitted without specific authorization in writing by the Chief of the Fire Department.

§ 42102. Limits of districts in which storage of explosives and blasting agents is to be prohibited.

(a) The limits referred to in Section 77.106(b) of the Uniform Fire Code in which storage of explosives and blasting agents is prohibited are hereby established as follows:

1. Not permitted without specific authorization from the Chief of the Fire Department.

Article 422
Appeals and Penalties

§ 42200. Appeals: Whenever the Chief shall disapprove an application or refuse to grant a permit applied for, or when it is claimed that the provisions of the Code have been misconstrued or wrongly interpreted, the applicant may appeal from the decision of the Chief to the City Council within thirty (30) days from the date of the decision being appealed.

§ 42201. New materials, processes or occupancies which may require permits: The City Manager, the Chief and the Chief of the Division of Fire Prevention shall act as a committee to determine and specify, after giving affected persons an opportunity to be heard, any new materials, processes, or occupancies, which shall require permits, in addition to those now enumerated in said Code. The Chief of the Division of Fire Prevention shall post such list in a conspicuous place in his office and distribute copies thereof to interested persons.

§ 42202. Penalties:

- (a) Any persons who shall violate any of the provisions of this Code hereby adopted or fail to comply therewith, or who shall violate or fail to comply with any order made thereunder, or who shall build in violation of any detailed statement of specifications or plans submitted and approved thereunder, or any certificate or permit issued thereunder, and from which no appeal has been taken, or who shall fail to comply with such order as affirmed or modified by the Chief, within the time fixed herein, shall severally for each and every such violation and noncompliance respectively, be guilty of a misdemeanor.
- (b) The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

SECTION TWO: Ordinance No. 1730 and any other ordinances or parts of ordinances in conflict herewith be and are hereby repealed.

SECTION THREE: This Ordinance shall be in force and take effect as provided by law.

SECTION FOUR: The City Clerk shall certify to the adoption of this Ordinance and cause it to be published once in the Redlands Daily Facts, a newspaper of general circulation printed and published in the City of Redlands.

Carole Beswick
Mayor of the City of Redlands

ATTEST:

Lorrie Poyzer
City Clerk

I, Lorrie Poyzer, City Clerk, City of Redlands, hereby certify that the foregoing ordinance was duly adopted by the City Council at a regular meeting thereof held on the 2nd day of July, 1985, by the following vote:

AYES: Councilmembers Johnson, DeMirjyn, Larsen;
Mayor Beswick

NOES: None

ABSENT: Councilman Martinez

Lorrie Poyzer
City Clerk