

ORDINANCE NO. 1751

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING THE REDLANDS ORDINANCE CODE, CHAPTER 42, FIRE CODE, AND CHAPTER 84, UNIFORM CODES, BY THE ADDITION OF CERTAIN FIRE PROTECTION REQUIREMENTS

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

SECTION ONE: That §42001.1 be added to the Redlands Ordinance Code to read as follows:

§ 42001.1 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 or more stories shall conform to the requirements of this section in addition to other applicable requirements of this code. Such buildings shall be provided with an approved automatic sprinkler system in accordance with Section 1807(c) of the Uniform Building Code, 1979 Edition. Safe areas of refuge (compartmentation) in accordance with Section 1807(1) of the Uniform Building Code, 1979 Edition, shall not substitute for the approved automatic sprinkler system.

SECTION TWO: That §42001.2 be added to the Redlands Ordinance Code to read as follows:

§ 42001.2 That Section 10.309(b)(1) of the Uniform Fire Code, 1979 Edition, be amended by the addition of Paragraph E to read as follows:

- E. in all buildings where the total floor area exceeds 5,000 square feet. For the purpose of this subsection, an area separation as described in Section 505(d) of the Uniform Building Code may separate portions of buildings into areas which may be considered separate buildings only when such area separation walls are continuous without being penetrated by any opening or duct.

This subsection shall also apply to any existing building which exceeds 5,000 square feet when there is an addition to the building; when there is a structural alteration which would effect any structural member of the building; or when there is a change of use of the building which would place the building in a different division of the same group of occupancies or in a different group of occupancies unless the proposed use is less hazardous, based on life or fire risk, than the existing use.

SECTION THREE: That §42001.3 be added to the Redlands Ordinance Code to read as follows:

§ 42001.3 That Section 10.310(b), Standpipes Where Required Table No. 10.310, of Uniform Fire Code, 1979 Edition, be amended to read as follows:

Occupancies three stories or more shall be required to have a Class II system. Occupancies four stories or more shall be required to have a Class I and II (or III) system.

SECTION FOUR: That §42001.4 be added to the Redlands Ordinance Code to read as follows:

§ 42001.4 That Section 10.311(b), Building Under Construction, be amended to read as follows:

(b) Where Required. Every building four (4) stories or more in height shall be provided with not less than one Class I standpipe for use during construction. Such standpipes 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 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 height requires installation of a Class II standpipe, fire pumps and water main connections shall be provided to serve the standpipe.

SECTION FIVE: That §84004.1 be added to the Redlands Ordinance Code to read as follows:

§ 84004.1 That Section 1807(a) of the Uniform Building Code, 1979 Edition, be amended to read as follows:

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 or more stories shall conform to the requirements of this section in addition to other applicable requirements of this code. Such buildings shall be provided with an approved automatic sprinkler system in accordance with Section 1807(c) of the Uniform Building Code, 1979 Edition. Safe areas of

refuge (compartmentation) in accordance with Section 1807(1) of the Uniform Building Code, 1979 Edition, shall not substitute for the approved automatic sprinkler system.

SECTION SIX: That §84005.1 be added to the Redlands Ordinance Code to read as follows:

§ 84005.1 That Section 3802(b)(1) of the Uniform Building Code, 1979 Edition, be amended by the addition of Paragraph E to read as follows:

- E. in all buildings where the total floor area exceeds 5,000 square feet. For the purpose of this subsection, an area separation as described in Section 505(d) of the Uniform Building Code may separate portions of buildings into areas which may be considered separate buildings only when such area separation walls are continuous without being penetrated by an opening or duct.

This subsection shall also apply to any existing building which exceeds 5,000 square feet when there is an addition to the building; when there is a structural alteration which would effect any structural member of the building; or when there is a change of use of the building which would place the building in a different division of the same group of occupancies or in a different group of occupancies unless the proposed use is less hazardous, based on life or fire risk, than the existing use.

SECTION SEVEN: That §84005.2 be added to the Redlands Ordinance Code to read as follows:

§ 84005.2 That Section 3803(b) of the Uniform Building Code be amended to read as follows:

Occupancies three stories or more shall be required to have a Class II system. Occupancies four stories or more shall be required to have a Class I and II (or III) system.

SECTION EIGHT: That §84005.3 be added to the Redlands Ordinance Code to read as follows:

§ 84005.3 That Section 3804(b) of the Uniform Building Code be amended to read as follows:

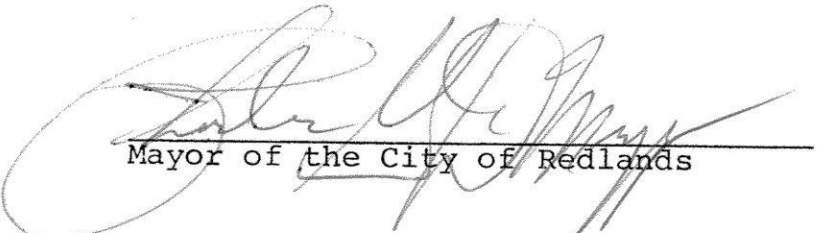
(b) Where Required. Every building four (4) stories or more in height shall be provided with not less than one Class I standpipe for use during construction. Such standpipes shall be installed when the progress of construction is not more than thirty (30) feet in height above grade. Such standpipe shall 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 floor of the highest point of construction having secured decking or flooring.

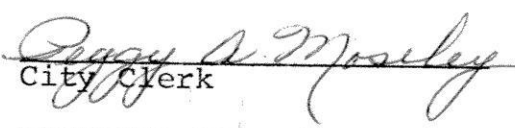
In each floor there shall be provided a 2-1/2 inch valve outlet for fire department use. Where construction height requires installation of a Class II standpipe, fire pumps and water main connections shall be provided to serve the standpipe.

SECTION NINE: This ordinance shall be in force and take effect as provided by law.

SECTION TEN: 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.

ATTEST:


Mayor of the City of Redlands

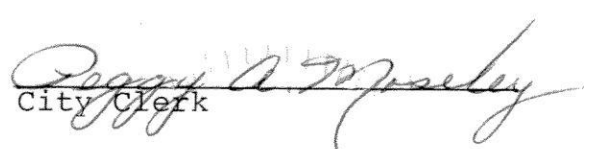

City Clerk

APPROVED FOR FORM:

s/ Edward F. Taylor
City Attorney

I, Peggy A. Moseley, City Clerk, City of Redlands, do hereby certify that the foregoing ordinance was duly adopted by the City Council at a regular meeting thereof held on the 21st day of July, 1981, by the following vote:

AYES:	Councilmembers Gorman, Martinez, Riordan, Roth; Mayor DeMirjyn
NOES:	None
ABSENT:	None


City Clerk