

ORDINANCE NO. 1836

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING ORDINANCE NO. 1751
BY REVISING SECTION TWO AND SECTION SIX TO PROVIDE FIRE PROTECTION
FOR NEW AND EXISTING BUILDINGS

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

SECTION 1. FINDING. Pursuant to California Health and Safety Code, Sections 17958.5 and 17958.7, the Mayor and City Council of the City of Redlands find that certain changes and modifications in the provisions of the state building standards are necessary because of local conditions. The changes and modifications relate to Section 3802(b)(1) of the Uniform Building Code, 1979 Edition, and are set forth in Section Three of this ordinance. The local conditions which necessitate the changes are the need to provide a reasonable degree of fire safety with our available local resources and our low humidity climate conditions together with high summer temperatures and winds which periodically expose this community to high fire hazard conditions. In Redlands these hazardous conditions necessitates additional fire protection for large buildings to maintain the safety of property and life. The history of local fires demonstrates the dangers and provides evidence of the need for these changes and modifications.

SECTION 2. That Section Two of Redlands Ordinance No. 1751 be amended by being rewritten in its entirety as follows:

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

§ 42001.2 - That Section 1.0.309(b)(1) of the Uniform Fire Code, 1979 Edition, be amended by the addition of Paragraph E to read as follows:

- (E) In buildings exceeding 5,000 square feet in area. For the purpose of this subsection, 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 20 feet. Any future expansion into a court or horizontal opening having widths of less than 20 feet would not constitute additional floor area. A horizontal opening is further defined as an interruption of floor system by open space, by a raised ceiling of a floor below, or by attic space.

Provisions for the installation of automatic fire sprinkling 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 not be 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 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 unsprinkled building and the sum of the floor area plus the addition exceeds 5,000 square feet of floor area.
- (3) Alterations - When an unsprinkled building which exceeds 5,000 square feet of floor area is altered or remodeled. Alterations to heating, ventilating systems, and plumbing systems; repairs to walls and ceilings consisting of replacement of less than 25% of the finish material of any ceiling or wall of a room; and alterations to the finish surface of walls or ceilings consisting of paints or materials not more than 1/28 inches in thickness attached to wall surfaces; shall not, for the purpose of this subsection, be construed as alterations.

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

- (a) All areas of alterations are protected with fire resistive materials 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 including openings, 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 minimum one-hour fire-resistive protection.

(b) The entire building is equipped with an approved fire alarm system.

(4) In all existing unsprinkled structures having area separation walls when additional openings or ducts are added to the area separation wall and the floor area of the structure divided by the area separation wall exceeds 5,000 square feet.

SECTION 3. That Section Six of Redlands Ordinance No. 1751 be amended by being rewritten 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 buildings exceeding 5,000 square feet in area. For the purpose of this subsection, 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 20 feet. Any future expansion into a court or horizontal opening having widths of less than 20 feet would not constitute additional floor area. A horizontal opening is further defined as an interruption of floor system by open space, by a raised ceiling of a floor below, or by attic space.

Provisions for the installation of automatic fire sprinkling 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 not be 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 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 unsprinkled building and the sum of the floor area plus the addition exceeds 5,000 square feet of floor area.

- (3) Alterations - When an unsprinkled building which exceeds 5,000 square feet of floor area is altered or remodeled. Alterations to heating, ventilating systems, and plumbing systems; repairs to walls and ceilings consisting of replacement of less than 25% of the finish material of any ceiling or wall of a room; and alterations to the finish surface of walls or ceilings consisting of paints or materials not more than 1/28 inches in thickness attached to wall surfaces; shall not, for the purpose of this subsection, be construed as alterations.

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

- (a) All areas of alterations are protected with fire resistive materials 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 including openings, 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 minimum one-hour fire-resistive protection.
- (b) The entire building is equipped with an approved fire alarm system.
- (4) In all existing unsprinkled structures having area separation walls when additional openings or ducts are added to the area separation wall and the floor area of the structure divided by the area separation wall exceeds 5,000 square feet.

SECTION 4. This ordinance shall be in force and take effect as provided by law.

SECTION 5. 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 this City.

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 6th day of March, 1984, by the following vote:

AYES: Councilmembers Johnson, DeMirjyn, Martinez, Larsen;
Mayor Beswick
NOES: None
ABSENT: None

Lorrie Poyzer
City Clerk