

CITY OF PISMO BEACH

**FIRE CODE
&
AMENDMENTS**

EFFECTIVE JANUARY 1, 2014



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City of Pismo Beach

FIRE CODE

This publication is a summary of that portion of the Pismo Beach Municipal Code that establishes the fire code for the City, effective January 1, 2014. Only those sections of the 2013 edition of the California Fire Code that are amended by Ordinance No. **2010-010** are reprinted in this document.

Capitalized section headings are municipal code sections. *Italics indicate text added to the adopted model code.*

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Chapter 8.04 GENERAL PROVISIONS**8.04.010 ADOPTION OF FIRE CODE**

One document, three (3) of which are on file in City offices, marked and designated as the 2013 edition of the California Fire Code published by the International Code Council is hereby adopted, including chapters and sections not adopted by agencies of the State of California, and including appendices thereto, as the Fire Prevention Regulations of the City of Pismo Beach. The provisions of such are hereby referred to, adopted, and made a part hereof as if fully set out in this Chapter except as modified in Chapter 8.08.

8.04.020 FIRE CODE OFFICIAL DESIGNATED

The Fire Chief is hereby designated as the fire code official for the City of Pismo Beach.

8.04.030 REFERENCED CODES AND STANDARDS

Where other codes and standards are referred to in the code adopted in Section 8.04.010, the following shall apply:

- A. International Building Code shall mean California Building Code or the California Residential Code, as applicable.
- B. International Plumbing Code shall mean California Plumbing Code.
- C. International Fuel Gas Code shall mean California Plumbing Code.
- D. International Mechanical Code shall mean California Mechanical Code.
- E. NFPA 70 shall mean California Electrical Building Code.
- F. International Residential Code for One- and Two-family Dwellings shall mean the California Residential Code.
- G. International Fire Code shall mean California Fire Code.
- H. International Existing Building Code shall mean Chapter 34 of the California Building Code.

Chapter 8.08 FIRE PREVENTION REGULATIONS**8.08.010 AMENDMENTS; CALIFORNIA FIRE CODE**

The California Fire Code adopted in Section 8.04.010 is modified, amended and/or supplemented as follows:

A. Delete Appendix A, D, E, G, and J.

B. Amend Section 101.1 to read as follows:

101.1 Title. These regulations shall be known as the *California* Fire Code, hereinafter referred to as “this Code”.

C. Amend Section 102.3 to read as follows:

102.3 Change of use or occupancy. No change shall be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with this code and the *California* Building Code. Subject to the approval of *the building official and the fire code official*, the use or occupancy of an existing structure shall be allowed to be changed and the structure is allowed to be occupied for purposes in other groups without conforming to all requirements of this code and the California Building Code for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use *as established by Section 3408 of the California Building Code, as amended.*

D. Amend Section 103.1 to read as follows:

103.1 General. The *bureau* of fire prevention is established within the jurisdiction under the direction of the fire code official. The function of the *bureau* shall be the implementation, administration and enforcement of the provisions of this code.

E. Add Section 103.3.1 to read as follows:

103.3.1 Fire prevention bureau personnel and police. *The chief of the fire department and other members of the California Department of Forestry and Fire Protection/Pismo Beach Fire Department designated by the chief of the fire department have the authority of peace officers or public officers pursuant to California Penal Code sections 830.2(g), 830.7(d) and 836.5(a) in performing their duties under the California Fire Code.*

F. Add Section 104.5.1 to read as follows:

104.5.1 Citations. *The fire code official, or duly authorized agent, is granted the authority as provided in Section 836.5(a) of the California Penal Code to issue citations for violations of this chapter.*

G. Amend Section 105.3.3 to read as follows:

105.3.3 Occupancy and use, prohibited before approval. The building or structure shall not be occupied prior to the fire code official issuing a permit and

conducting associated inspections indicating that applicable provisions of this code have been met. *No appliance, device, equipment, or system shall be operated or used until the installation has been approved and permitted by the fire code official and all applicable provisions of this code have been met. It shall be the duty of the permit applicant or contractor or both to cause the work to remain accessible and exposed for inspection purposes.*

- H. Add Section 105.6.30.1 to read as follows:

105.6.30.1 Commercial barbecue pits. *All commercial barbecues shall comply with the requirements set forth in Chapter 8.36 of the Municipal Code.*

- I. Amend Section 108.1 to read as follows:

108.1 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 shall be and is hereby created a board of appeals. *The City manager shall provide staff services for the board. The board of appeals shall be appointed on an "as needed" basis by the City Council and shall hold office at its pleasure. The fire code official shall be an ex officio member of said board but shall have no vote on any matter before the board. The board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official. The fee for appeals shall be consistent with the fees established by the City Council.*

- J. Amend Section 109.4 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 *and from which no appeal has been taken, or who shall fail to comply with such an order as affirmed or modified by the Board of Appeals within the time fixed herein, shall be guilty of a misdemeanor, and is subject to the penalty as provided for in Chapter 1.20 of the City of Pismo Beach Municipal Code. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue. All such persons shall be required to correct or remedy such violations or defects within a reasonable time and, when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.*

- K. Amend Section 111.4 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 the penalties*

and code enforcement procedures set forth in Chapters 1.20, 1.24 and 1.28 of the City of Pismo Beach Municipal Code.

- L. Amend Section 202 to add the definition of Sky Lantern as follows:

SKY LANTERN. *An airborne lantern typically made of paper with a wood frame containing a candle or fuel cell composed of waxy flammable material, or other open flame which serves as a heat source to heat the air inside the lantern to cause it to lift into the air. Sky candle, fire balloon and airborne paper lantern shall mean the same as sky lantern.*

- M. Add Section 308.1.6.3 to read as follows:

308.1.6.3 Sky lanterns. *The ignition and launching of sky lanterns is prohibited.*

Exception: *Upon approval of the fire code official, sky lanterns may be used under the following conditions:*

- (a) *When necessary for religious or cultural ceremonies if adequate safeguards have been taken at the discretion of the fire code official for a specific event.*
- (b) *Sky lanterns shall be tethered in a safe manner to prevent them from leaving the area and shall be constantly attended until extinguished.*

- N. Amend Section 405.7 to read as follows:

405.7 Initiation. *Where a fire alarm system is provided, emergency evacuation drills shall be initiated by activating the fire alarm system. Prior to initiating an alarm, the person initiating the alarm shall contact the fire alarm monitoring company and advise the company's dispatcher of the fire drill. In cases where the fire alarm system is not monitored by a central station, notification shall be provided to the fire department dispatch center.*

- O. Add Section 503.1.2.1 to read as follows:

503.1.2.1 Maximum dead-end road lengths. *The maximum length of dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed 500 feet (152 m).*

- P. Amend Sections 503.2.7 to read as follows:

503.2.7 Grade. *The grade of the fire apparatus access road shall not exceed 16% without approval by the fire code official.*

- Q. Amend Section 504.3 to read as follows:

504.3 Stairway access to roof. *New buildings two or more stories above grade plane, except those with a roof slope greater than four units vertical in 12 units horizontal (33.3-percent slope), shall be provided with a stairway to the roof or*

other access to the roof for emergency personnel approved by the fire code official. Stairway access to the roof shall be in accordance with Section 1009. Such stairway or other approved access shall be marked at street and floor levels with a sign indicating that the stairway or access continues to the roof. Where roofs are used for roof gardens or for other purposes, stairways shall be provided as required for such occupancy classification.

- R. Amend Section 505.1 and add Section 505.1.1 to read as follows:

505.1 Address identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm), *unless otherwise required to be greater in height as determined by the fire code official during the jurisdiction's development review process.* Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole other sign or means shall be used to identify the structure. Address numbers shall be maintained.

505.1.1 Directories. *When required by the fire code official, complexes with multiple buildings may be required to provide directories, premises maps and directional signs. The scale, design and location of directory signs shall be approved by the fire code official and may be required to be illuminated.*

- S. Amend Section 507.5.1 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 400 feet (122 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.

Exception: For Group R-3 and Group U occupancies equipped throughout with an approved automatic sprinkler system installed in accordance with Section R313 of the California Residential Code or Section 903 of the California Building Code and this code, as amended, the distance requirement shall be not more than 600 feet (183 m).

- T. Amend Section 603.1.4 to read as follows:

603.1.4 Fuel oil. The grade of fuel oil used in a burner shall be that for which the burner is approved and as stipulated by the burner manufacturer. Oil containing gasoline shall not be used.

- U. Amend Section 603.9 to read as follows:

603.9 Gas meters. Above-ground gas meters, regulators and piping subject to damage shall be protected by a barrier complying with Section 312 or otherwise protected in an approved manner. *Gas meters shall be permanently marked identifying the building or system served.*

- V. Delete Sections 903.2 through 903.2.11.3. Add new Sections 903.2 and 903.2.1 through 903.2.11.3 to read as follows:

903.2 Where required. *An approved automatic fire sprinkler system shall be installed:*

1. *Throughout new buildings.*

Exceptions:

1. *A single-story building that contains any occupancy other than Group R, H or I where floor area does not exceed 1000 square feet (92.9 m²).*
 2. *A building containing a Group R, Division 3 occupancy not more than three stories above grade plane in height shall comply with the automatic fire sprinkler system requirements of Section R313 of the California Residential Code.*
 3. *A building that contains only a Group A, Division 5 occupancy. Notwithstanding the foregoing exception, concession stands, retail areas, press boxes and other accessory use areas in excess of 1,000 square feet (92.9 m²) shall be provided with an automatic fire sprinkler system.*
2. *Throughout existing and new sections of an existing building where floor area is increased by 1000 square feet (92.9 m²) or where the floor area of a room or rooms altered exceeds fifty (50) percent of the existing floor area. Increase in floor area and alterations shall be cumulative from January 1, 2008, with each issuance of a building permit, regardless of any change of ownership.*

Exceptions:

1. *Alterations limited to replacement of exterior coverings, windows, roofing, electrical services, sewer laterals, retaining walls, and routine plumbing, electrical and mechanical repairs.*
 2. *A building containing a Group R, Division 3 occupancy not more than three stories above grade plane in height shall comply with the automatic fire sprinkler system requirements of Section R313 of the California Residential Code.*
3. *Throughout existing and new sections of an existing building where an additional story is added.*

Exception: *A building that contains a Group R, Division 3 occupancy that will not be more than three stories above grade plane in height shall*

comply with the automatic fire sprinkler system requirements of Section R313 of the California Residential Code.

4. *In additions to existing buildings equipped with an automatic fire sprinkler system.*
5. *Throughout existing and new sections of an existing building where there is an occupancy classification change resulting in a higher hazard.*
6. *In buildings, or portions thereof, where cellulose nitrate film or pyroxylin plastics are manufactured, stored or handled.*
7. *Throughout a manufactured home, commercial coach, or mobile home.*

Exceptions:

1. *A commercial coach where floor area does not exceed 1,000 square feet (92 m²).*
2. *A temporary commercial coach not equipped with automatic fire sprinklers.*
3. *A mobile home constructed before March 13, 2011 and not equipped with automatic fire sprinklers.*

For the purpose of requiring the automatic fire sprinkler systems specified in this chapter, the floor area within the surrounding exterior walls shall be considered as one building. For the purpose of calculating square footage for the application of fire sprinkler requirements and fire flow requirements, the floor area shall be as defined by Floor Area Gross found in Section 202 of this code.

903.2.1 through 903.2.11.3 not used. *Text continues with Section 903.2.11.4.*

W. Add Section 903.3.9 to read as follows:

903.3.9 Exterior locations. *Automatic fire sprinklers installed at exterior locations shall be approved corrosion-resistant devices.*

X. Amend Section 905.3.1 to read as follows:

905.3.1 Building height and area. *Class III standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet (9144 mm) above the lowest level of the fire department vehicle access, or where the floor level of the lowest story is located more than 30 feet (9144 mm) below the highest level of fire department vehicle access and in any parking structure.*

A building that is greater than 20,000 square feet (1.858 m²) of floor area and greater than 18 feet (5.49 m) in height shall have a dry or wet standpipe system with a 2 ½ inch (64 mm) outlet at the roof near the roof access. Location of the outlet and the fire department connection to the standpipe shall be labeled and approved by the fire code official.

Y. Amend Section 907.7.5 to read as follows:

907.7.5 Monitoring. Fire alarm systems required by this chapter or by the California Fire Code shall be monitored by an approved *central station service listed by Underwriters Laboratory for receiving fire alarms* in accordance with NFPA 72 and this section. The central station shall contact and notify the police/fire dispatch center immediately on notification of an alarm and prior to making contact with the protected premises.

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

1. Single- and multiple-station smoke alarms required by Section 907.2.11.
2. Group I-3 occupancies shall be monitored in accordance with Section 907.2.6.3.4.
3. Automatic sprinkler systems in one- and two-family dwellings.

Z. Amend Section 2306.2 to read as follows:

2306.2 Method of storage. Approved methods of storage for Class I, II, and III liquid fuels at motor fuel-dispensing facilities shall be in accordance with Sections 2306.2.1 through 2306.2.5.

AA. Amend Section 2306.2.3 to read as follows:

2306.2.3 Above-ground tanks located outside, above grade. Above-ground tanks shall not be used for the storage *and dispensing* of Class I, II, or III liquid motor fuels except as provided by this section *when approved by the fire code official and in accordance with this Section, Section 5704.2.7 and Sections 5704.2.9.6 through 5704.2.9.6.3 and the stored fuels will not offered for resale.*

1. Aboveground tanks used for outside, above-grade storage of Class I liquids shall be listed and labeled as protected above-ground tanks in accordance with UL2085 and shall be in accordance with Chapter 57. Such tanks shall be located in accordance with Table 2306.2.3.
2. Above-ground tanks used for outside, above-grade storage of Class II or IIIA liquids shall be listed and labeled as protected above-ground tanks in accordance with UL2085 and shall be installed in accordance with Chapter 57. Tank locations shall be in accordance with Table 2306.2.3.
3. Tanks containing fuels shall not exceed 8,000 gallons (30 274 L) in individual capacity or 16,000 gallons (60 549 L) in aggregate capacity. Installations with the maximum allowable aggregate capacity shall be separated from other such installations by not less than 100 feet (30 480 mm).
4. Tanks located at farms, construction projects, or rural areas shall comply with Section 5706.2.

5. Above-ground tanks used for outside storage of Class IIIB liquid motor fuel shall be listed and labeled as protected above-ground tanks in accordance with UL 2085 and shall be installed in accordance with Chapter 57. Tank locations shall be in accordance with Table 2306.2.3.

BB. Amend Section 5504.3 to read as follows:

5504.3 Outdoor storage. *Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited, except when permitted by the City and approved by the fire code official. Where outdoor storage of cryogenic fluids is allowed, containers of cryogenic fluids shall not be located within an area surrounded by a dike and containing other hazardous materials and shall be in accordance with Sections 5504.3.1 through 5504.3.1.2.3.*

CC. Add Section 5602 to read as follows:

**SECTION 5602
FIREWORKS PROHIBITED**

5602.1 Fireworks prohibited. *The manufacturing, possession, storage, sale, use and handling of fireworks, including without limitation, "Safe and Sane" fireworks, is prohibited.*

Exception: *Use and handling of fireworks for professional display in accordance with Title 19, California Code of Regulations, Chapter 6 and with a City Council resolution approving the public display.*

5602.2 Seizure of Fireworks. *The fire code official shall have the authority to seize, take and remove fireworks stored, sold, offered for sale, used or handled in violation of the provisions of Title 19, California Code of Regulations, Chapter 6 and California Health and Safety Code, Chapter 9.*

DD. Amend Sections 5704.2.9.6 and 5704.2.9.6.1 to read as follows:

5704.2.9.6 Above-ground tanks outside of buildings. *Above-ground tanks outside of buildings shall comply with Sections 5704.2.9.6.1 through 5704.2.9.6.3 and Section 2306.2.3.*

5704.2.9.6.1 Locations where above-ground tanks are prohibited. *Storage of Class I, Class II, and Class III liquids in unprotected above-ground tanks outside of buildings is prohibited. Tanks containing fuels shall not exceed 8,000 gallon (30 274 L) in individual capacity or 16,000 gallons (60 549 L) in aggregate capacity. Installations with the maximum allowable aggregate capacity shall be separated from other such installations by not less than 100 feet (30 480 mm).*

EE. Amend Section 5706.2.4.4 to read as follows:

5706.2.4.4 Location where above-ground tanks are prohibited. *Storage of Class I liquids in above-ground tanks outside of buildings is prohibited. Class II*

and III liquids may be stored in approved above-ground containers for the purpose of dispensing only at facilities complying to Section 5706.1 where no sales to the public occur. Aboveground tanks containing Class II and Class III liquids shall not exceed 2,000 gallons. Plans for the installation of above ground tanks shall be submitted to the fire code official approval and in conformance with applicable codes and standards. When required, a Conditional Use Permit shall be obtained from the City.

FF. Amend Section 6104.2 to read as follows:

6104.2 Maximum capacity within established limits. *The installation of any liquefied petroleum gas tank over 500 gallons (1 892 L) water capacity is prohibited unless approved by the fire code official.*

Exception: In particular installations, this capacity limit shall be determined by the fire code official, after consideration of special features such as topographical conditions, nature of occupancy, proximity to buildings, capacity of proposed LP-gas containers, degree of fire protection to be provided and capabilities of the local fire department.