

Chapter 15.18

CALIFORNIA FIRE CODE

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15.18.010 Adoption of code. The 2010 California Fire Code (Title 24, Part 9), based upon the 2009 International Fire Code and published by the California Building Standards Commission, 2525 Natomas Park Drive, Suite 130, Sacramento, California 95833-2936, is adopted by reference hereto, subject to any amendments, deletions or additions as set forth in this chapter. A copy of this document is maintained in the office of the Building Official. (Ord. 621 (part) 2010; Ord. 603 (part), 2007; Ord. 571 §2(part), 2002; Ord. 549 (part), 1999).

15.18.015 Section 503.6.1 – new section added. Section 503.6.1 is hereby added to Chapter 5 and shall read as follows:

503.6.1 Width. All gates shall open fully to provide an unobstructed passage width of not less than 16 feet or a minimum of two feet wider than the approved net clear opening of the required all weather roadway or driveway and a minimum net vertical clearance of 13 feet 6 inches. (Ord. 621 (part) 2010).

15.18.020 Section 503.6.2 – new section added. Section 503.6.2 is hereby added to Chapter 5 and shall read as follows:

Section 503.6.2 Electronic gates. All electronic operated gates shall have installed an approved key switch override system mounted on a stanchion or wall as approved by the Chief in accordance with Standards adopted by the Fire Code Official. All electronic or motorized gates shall incorporate in their design the means for fast, effective manual operation of the gates in the event of power or mechanical failure (i.e., easily removable hinge pins for separating power linkage from gates; undercut, weakened or frangible members requiring 40 pounds or less pressure against the gates to cause their failure and the gates to open. All electrical wiring and components of motorized gates shall be UL listed and installed in accordance with the National Electric Code. (Ord. 621 (part) 2010).

15.18.025 Section 506.1 – amended. Section 506.1 of Chapter 5 is hereby amended to read as follows:

Section 506.1 Key Entry Systems. When access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life-saving or firefighting purposes or in commercial structures that have an automatic fire sprinkler or fire alarm system installed, the Fire Code Official is authorized to require a key entry system to be installed in an approved location. The key entry system shall be of an approved type and if it is a box shall contain keys necessary to gain access as required by the Fire Code Official. (Ord. 621 (part) 2010).

15.18.030 Section 507.5.1 – amended. Section 507.5.1 is hereby amended to read as follows and by deleting the Exception:

Section 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 350 feet 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. (Ord. 621 (part) 2010).

Section 15.18.035 Section 507.5.7 – new section added. Section 507.5.7 is hereby added to Chapter 5 and shall read as follows:

Section 507.5.7 Fire hydrant upgrades. When additions or modifications to structures are made, the nearest fire hydrant (if a new one is not required) located by the Chief, shall be upgraded to the minimum standard of one 4 1/2” outlet and one 2 1/2” outlet for single family dwellings and the minimum standard of one 4 1/2” outlet and two 2 1/2” outlets for commercial structures.

Exception: If the cost of upgrading the fire hydrant exceeds 2% of the cost of the project based on the building permit valuation. (Ord. 621 (part) 2010).

Section 15.18.040 Section 605.11 – new section added. Section 605.11 is hereby added to Chapter 6 and shall read as follows:

Section 605.11 Alternative Power Supplies. The use of an electrical power supply, (including but not limited to; photovoltaic, wind, geothermal or fuel fired generators) other than the community's commercial source, currently Pacific Gas and Electric (PG&E), shall comply with section 605.11.1 through 605.11.3.

605.11.1. Disconnect. The electrical service disconnect for the alternative power supply shall be located within eight feet from the PG&E electrical service disconnect on the same or an adjacent exterior wall. The disconnect shall be accessible to emergency personnel from the exterior without the use of ladders or other special equipment.

Exception: Enphase or similar technology for solar equipment that de-energizes the system at the roof panels upon loss of A/C reference leaving no energized electrical potential inside the structure when the main breaker is tripped.

605.11.2. Warning Sign. The following wording shall placed on a permanent sign attached at the main electrical disconnect from PG&E. The sign shall be red background with white letters or a white background with red letters. Minimum size 2-1/2" X 6" with a minimum 22pt. font.

WARNING:

This building supplied with an alternative power source.

Alternate disconnect is: (*describe location - on the right, below etc.*) of this main disconnect. Both must be used.

605.11.3. Required conduit. All wiring that may contain electrical potential when the alternate service disconnect has been activated, (such as the wiring between the solar arrays and the DC electrical disconnect on a photovoltaic system) shall be completely contained in metal conduit. (Ord. 621 (part) 2010).

Section 15.18.045 Section 901.7 – amended. Section 901.7 of Chapter 9 is hereby amended by adding the following sentence:

This section shall also apply to residential fire sprinkler systems. (Ord. 621 (part) 2010).