

ORDINANCE NO. 2009-01

COASTSIDE FIRE PROTECTION DISTRICT  
COUNTY OF SAN MATEO, STATE OF CALIFORNIA

AN ORDINANCE ADOPTING THE CALIFORNIA FIRE CODE  
2007 EDITION AND PRESCRIBING REGULATIONS GOVERNING  
CONDITIONS HAZARDOUS TO LIFE, PROPERTY AND THE  
ENVIRONMENT FROM FIRE, PANIC, EXPLOSION, HAZARDOUS  
MATERIALS AND HAZARDOUS USES AND ESTABLISHING A BUREAU  
OF FIRE PREVENTION AND PROVIDING OFFICERS THEREFOR

The Board of Directors of the Coastside Fire Protection District does hereby ordain as follows:

Section I. Adoption of California Fire Code. Ordinance number 2002-01 related to providing a Fire Prevention Code for the Half Moon Bay Fire Protection District is hereby repealed. Furthermore there is hereby adopted by the Board of Directors of the Coastside Fire Protection District, for the purpose of prescribing regulations governing conditions hazardous to life, property and the environment from fire, or explosion, hazardous materials, and hazardous uses, that certain code know as the California Fire Code Volumes 1 and 2, including Appendix Chapter 1, Chapter 4, Appendix B, Appendix C, Appendix D and Appendix H, which has been adopted in part by the California Building Standards Commission. The 2007 California Fire Code utilizes the 2006 International Fire Code, published by International Code Council, as the base document. State Fire Marshal amendments that are considered Building Standards are included to form the California Fire Code. The California Fire Code is published and printed by the International Code Council, being particularly the 2007 edition thereof, and whole thereof, save and except such portions as are hereinafter deleted, modified or amended by Section IX of this ordinance, of which three (3) copies have been and now are filed in the Office of the Clerk of the Coastside Fire Protection District, and the same are hereby adopted and incorporated as fully as if set out at length herein, and from the date on which this ordinance shall take effect the provisions thereof shall be controlling within the limits of the Coastside Fire Protection District.

Section II. Establishment of the Bureau of Fire Prevention. The Bureau of Fire Prevention is hereby established and shall operate under the supervision of the Chief of the Coastside Fire Protection District or the person or persons authorized by the Chief of the Coastside Fire Protection District.

Section III. Definitions.

1. Wherever the words "authority having jurisdiction or jurisdiction" are used, it shall be held to mean the Coastside Fire Protection District.

2. Wherever the words "fire department" are used, it shall be held to mean the Coastside Fire Protection District.

3. Wherever the words "Chief or Chief of the Bureau of Fire Prevention" are used, they shall be held to mean the Chief of the Coastside Fire Protection District or the person or persons authorized by the Chief of the Coastside Fire Protection District.

4. Wherever the word "Administrator" is used, it shall be held to mean the Board of Directors of the Coastside Fire Protection District.

5. Wherever the term "District Counsel" is used in the Fire Code, it shall be held to mean the Attorney for the Coastside Fire Protection District.

Section IV. Establishment of Limits within the Coastside Fire Protection District in Which Storage and Use of Explosives and Blasting Agents Is to Be Prohibited. The storage and use of explosives and blasting agents are prohibited within the boundaries of the Coastside Fire Protection District.

Exception: The Chief of the Coastside Fire Protection District or the person or persons authorized by the Chief of the Coastside Fire Protection District, may issue a permit to store or use explosives and blasting agents after due consideration has been given to the potential hazards to life, and property and compliance to the requirements established by the California State Fire Marshal for the Storage and Use of Explosives.

Section V. Establishment of Limits within the Coastside Fire Protection District in Which Storage of Flammable/Combustible Liquids in Outside Above-Ground Tanks Is to Be Prohibited.

The Chief shall have the authority to permit or deny each site-specific design and/or installation of above ground flammable/combustible liquids tanks within the established boundaries of the Coastside Fire Protection District.

Section VI. Establishment of Limits within the Coastside Fire Protection District in which Storage of Liquefied Petroleum Gases Is to Be Prohibited.

The Chief shall have the authority to permit or deny each site-specific design and/or installation for the storage of Liquefied Petroleum Gases within the established boundaries of the Coastside Fire Protection District.

Section VII. Establishment of Limits within the Coastside Fire Protection District in Which the Storage of Compressed Natural Gas Is to Be Prohibited.

The Chief shall have the authority to permit or deny each site-specific design and/or installation for the storage of Compressed Natural Gas within the established boundaries of the Coastside Fire Protection District.

Section VIII. Establishment of minimum roofing classification for all new buildings constructed or re-roofed within the Coastside Fire Protection District.

All roof installations regulated by California Building Code Chapter 15 and Appendix Chapter 15 shall comply with CBC Section 1505 and be listed as a minimum of Class B roofing assembly.

The Chief shall have the authority to inspect all such roofing systems during construction and/or require certification from the installer that the roof system does meet these requirements.

Section IX. Amendments and Deletions to the California Fire Code as Published by and Printed by the International Code Council. The California Fire Code is amended and changed as follows:

Section 101.13 is added to read as follows:

**101.13 APPENDIX CHAPTERS.** Appendix chapters, which are not specifically adopted, may be used in whole or in part by the Coastside Fire Protection District as guides toward enforcement of the provisions of this ordinance.

Section 104.1.1 is amended and changed to read as follows:

**104.1.1 Fire department personnel and ~~police~~ public officers.** The Chief and members of the fire prevention bureau and other designated representatives as designated by the Chief shall have the powers of a ~~police~~ **public** officer in performing their duties under this code and shall have the power to issue notices of violation **or citations for violation** of this code and any other ordinances of the Coastside Fire Protection District. **Individuals designated as “public officers” shall assume those duties upon successful completion of a PC 832 course of instruction.**

Section 104.3.1.1 is added to read as follows:

**104.3.1.1 Authority to inspect.** The Chief or other designated representatives shall inspect, as often as necessary, buildings and premises, including such other hazards or appliances designated by the Chief for the purpose of ascertaining and causing to be corrected any conditions which would reasonably tend to cause fire or contribute to its spread, or any violation of the purpose or provisions of this code and of any other law or standard affecting fire safety.

Section 105.3.6.1 is Added to read as follows:

**105.3.6.1 Compliance.** Permit applicants and the applicants’ agents and employees shall carry out the proposed activity in compliance with this code and other laws or regulations applicable thereto, whether specified or not, and in complete accordance with approved plans and specifications and permits. Permits which purport to sanction a violation of this code or any applicable law or regulation shall be void and approvals of plans and specifications or specified permit activity, in the issuance of such permits shall likewise be void. No person shall continue to conduct or maintain any business, occupancy or activity when such permit becomes void.

Section 105.6.43.1 is added to read as follows:

**105.6.43.1. Special Event.** To conduct a special event either inside or outside of a structure. Special events include but are not limited to the following types of activity: crafts faire, festivals, historical celebrations, etc.

Section 106.2.1 is amended and changed to read as follows:

**106.2.1 General.** Construction or work for which a permit or fire department approval is required shall be subject to inspection by the Chief during construction or installation and such construction or work shall remain accessible and exposed for inspection purposes until approved by the Chief. Prior to operation, use or occupancy a final inspection shall be requested. No appliance, device, equipment or system shall be operated or used until the installation has been approved by the Chief.

Section 106.2.2 is added to read as follows:

**106.2.2 Final Inspection.** When a final inspection is required, no appliance, device, equipment or system shall be operated or placed in use until the installation has been approved and final acceptance has been granted.

Section 106.2.3 is added to read as follows:

**106.2.3 Requests for Inspection.** Requests for inspection shall be made at least 48 hours prior to the requested time of the inspection.

Section 106.3.2. is added to read as follows:

**106.3.2 Inspection Prior to Enclosing.** No portion of any appliance, device, equipment or system intended to be covered by earth or by construction, shall be enclosed, if required to be inspected by permit, until an inspection has been made and approval for enclosing has been given.

Section 106.3.3 is added to read as follows:

**106.3.3 Enclosing Prior to Inspection.** Any appliance, device, equipment or system enclosed prior to inspection will require such items to be exposed for inspection. The costs of exposing such items will not result in any expressed or implied expense to the Coastside Fire Protection District.

Section 108.1 is added and changed to read as follows:

**108.1 Appeals.** To determine the suitability of alternate materials and types of construction and to provide for reasonable interpretations of the provisions of this code, the Chief shall be requested in writing by the appellant to provide review and consideration to allow an alternate material, change of construction or formal interpretation to a specific provision of this code.

The appellant is required to provide in writing the full details of the request and the reasons and justifications for the request. Upon receipt of such written request and after giving consideration to the request the Chief shall render a decision in writing to the appellant. The decision rendered by the Chief may be appealed to the Board of Directors of the Coastside Fire Protection District. The appellant shall request in writing to the Chief that a further appeal to the Board of Directors of the Coastside Fire Protection District is requested. The Chief shall then forward the appellant's request to the Board of Directors of the Coastside Fire Protection District. Upon review and consideration, the Board of Directors of the Coastside Fire Protection District shall render their decision in writing to the Chief and send a duplicate copy to the appellant. The decision rendered by the Board of Directors of the Coastside Fire Protection District is final.

Section 111.4 is added 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 liable to a fine of not less than \$250 dollars or more than \$2,500.

Section 202 - add the following terms to read as follows:

**ADMINISTRATOR** is the Board of Directors of the Coastside Fire Protection District.

**AIR REACTIVE** is any liquid, solid or gas, which, when combined with air, a reaction occurs that forms a hazardous condition. (See also, "pyrophoric")

**ALL WEATHER SURFACE** shall be a minimum of 6 inches of compacted Class II base rock for grades up to and including 5%, oil and screened for grades up to and including 15%, and asphaltic concrete for grades exceeding 15%. In no circumstances shall the grade exceed 20%.

**AUTHORIZED REPRESENTATIVES** shall be those persons determined by the Chief of the Coastside Fire Protection District to act as the Chiefs' agent.

**BUILDING CODE** is the California Building Code, 2007 edition

**CHIEF** is the Chief officer of the Coastside Fire Protection District.

**ELECTRICAL CODE** is California Electrical Code, 2007 edition.

**EXECUTIVE BODY** is the Board of Directors for the Coastside Fire Protection District.

Section 202 - amend the following terms to read as follows:

**EXPLOSIVE** is any material which is designated an explosive by the regulations of the California State Fire Marshal.

**EXPLOSIVE MATERIALS** is any material which is designated an explosive material by the regulations of the California State Fire Marshal.

Section 202 add the following terms to read as follows:

**FIRE DEPARTMENT** is the Coastside Fire Protection District.

Section 202 - amend the following terms to read as follows:

**FIREWORKS** are a material as defined and classified by the regulations of the California State Fire Marshal.

Section 202 add the following terms to read as follows:

**HIGH EXPLOSIVE** is a material as defined and classified by the regulations of the California State Fire Marshal

**JURISDICTION** is the Coastside Fire Protection District.

**JURISDICTIONAL AREA** is the boundaries established for the Coastside Fire Protection District.

**LIQUID TIGHT** is the ability of a material to retain a liquid being contained and prevent the passage of such liquid.

**MASS - DETONATING EXPLOSIVES** are any materials that are so classified by the regulations of the California State Fire Marshal

**MECHANICAL CODE** is the California Mechanical Code, 2007 edition.

**PLUMBING CODE** is the California Plumbing Code, 2007 edition.

**STREET** is any thoroughfare or public way not less than 20 feet in width which has been dedicated or deeded to the public for public use and required as a means of fire access.

**WASTE OIL** is a Class III-B waste liquid resulting from the use of Class III-B combustible liquids such as motor oil, hydraulic oil, lubricating oil, brake fluids and transmission fluids.

*Chapter 3 Section 304, Section 305, Section 308, Section 310, Section 311 Section 314 and Section 315 are hereby adopted in their entirety.*

Section 303.3.1 is added to read as follows:

**303.3.1 Fuel Cylinders for Asphalt Roofing Kettles.** All fuel cylinders, used in conjunction with asphalt roofing kettles or related equipment, shall be adequately secured to prevent overturning.

Section 304.1.2.1 is added to read as follows:

**304.1.2.1 Clearance of Brush, Vegetative Growth and Combustible Material from Lots.** All lots shall be cleared of brush, vegetative growth and combustible material upon written notification by the Coastside Fire Protection District.

Section 304.1.2.2 is added to read as follows:

**304.1.2.2 Clearance of Brush, Vegetative Growth from Structure Area.** Any person owning, leasing, controlling, operating or maintaining any building or structure in, upon or adjoining any hazardous fire area or any such area within the jurisdictional boundary of the Coastside Fire Protection District, shall upon written notification remove and clear such brush, vegetative growth from the area of the building or structure, as prescribed within the written notice.

Section 304.1.2.3 is added to read as follows:

**304.1.2.3 Unlawful Disposal.** Every person who places, deposits or dumps combustible material on a lot, or on land lying within one hundred feet (100') thereof, whether or not such person owns such lot or land, or whether or not such person so

places, deposits or dumps on such lot or land with the consent of the owner thereof, is subject to the criminal sanctions set forth in Health and Safety Code Section 13871.

Section 304.1.2.4 is added to read as follows:

**304.1.2.4 Fire Breaks.** The Coastside Fire Protection District may require the installation of “fire breaks” around or within parcels of property where combustible weeds, crops, brush or other combustible materials are present. The specific width and length of the “fire breaks” will be determined by the Coastside Fire Protection District. The following conditions will be included as part of the determining factors regarding the width and length of the “fire breaks”:

1. Height and width of combustible material present
2. Prevailing weather conditions
3. Topography of site
4. Available fire apparatus access
5. Fire protection systems available on-site
6. Relationship of structures within the given parcel ~~of to~~ the combustible material or adjacent parcels where structures would become ~~an exposure~~ **exposed** to the presence of the combustible material

**Specifications and guidelines for compliance with applicable sections of the ordinance shall be found in the Coastside Fire District “Standard Detail & Specification” titled “Vegetation Management”.**

Section 304.1.2.5 is added to read as follows:

**304.1.2.5 Weed Abatement.** Due to heavy growth of fuels, unmaintained lots are a hazard to the surrounding properties. Coastside Fire Protection District staff shall carry out weed abatement program activities throughout the Coastside Fire Protection District.

Section 304.1.2.6 is added to read as follows:

**304.1.2.6 Declaration of Hazardous Fire Areas.** The State of California through the California Department of Forestry and Fire Protection has identified and released for action HIGH and VERY HIGH FIRE HAZARD SEVERITY ZONES in Local Response Areas. The Board of Directors of the Coastside Fire Protection District hereby declares both of these zones as HAZARDOUS FIRE AREAS which shall require compliance with Section 4291 of the California Public Resources Code as updated by Section 5182 of the Government Code and Sections 304.1.2.1, 304.1.2.2, 304.1.2.3 and 304.1.2.4 of the Coastside Fire Protection District Ordinance No. 2007-01.

*Chapter 5 Section 503, Section 504, Section 505, Section 506, Section 508, Section 509 and Section 510 are hereby adopted in their entirety.*

Section 503.2.4.1 is added to read as follows:

**503.2.4.1 Turning Radius.** Inside and outside turning radius for fire access roads will be based upon the capability of the fire apparatus used by the Coastside Fire Protection District. Turning radius design approval must be obtained from the Coastside Fire Protection District.

Section 503.3.1 is added to read as follows:

**503.3.1 Fire Access Lane Markings.** Curbs along fire access lanes shall be painted traffic red. Such curbs shall have the words "FIRE LANE" stenciled each Seventy-Five feet on both the face and top edge of the curbs. The stenciled letters shall be a minimum of three inches in height and have a minimum stroke of one-half inch. The lettering shall be white in color.

Fire access lanes not having curbs shall either be provided with a six inch wide painted red stripe along the edge or provide with signs as described in Section 503.4.1 along the fire access lane at a maximum spacing of seventy-five feet. Fire lanes utilizing the painted stripe shall have stenciled on the red stripe the words "FIRE LANE" each seventy-five feet. The stenciled letters shall be a minimum of three inches in height and have a minimum stroke of one-half inch. The lettering shall be white in color.

Section 503.4.1 is added to read as follows:

**503.4.1 Prohibited Parking.** If in the judgment of the Coastside Fire Protection District it is necessary to prohibit vehicular parking, or other materials or articles, along private fire access lanes in order to prevent obstruction of the required width of the fire access lane, signs shall be posted, as appropriate or as indicated in Section D103.6 with the addition of the following lettering near the bottom of the sign:  
(C.V.C.22500.1)

Section 503.6.1 is added to read as follows:

**503.6.1 Security Barriers and Raised Traffic/Landscape Islands.** Security barriers and raised traffic/landscape islands shall not be placed across or into the required width of fire access lanes or present an obstruction to the fire access lanes unless prior approval is given by the Coastside Fire Protection District.

Section 503.6.2 is added to read as follows:

**503.6.2 Speed Bumps.** The design of speed bumps within fire access lanes shall be approved by Coastside Fire Protection District prior to installation. Final inspection of installation is required.

Section 503.6.3 is added to read as follows:

**503.6.3 Roadway Spikes.** The installation of roadway traffic control spikes is prohibited within fire access lanes unless prior approval is given by the Coastside Fire Protection District.

Section 505.1.1 is added to read as follows:

**505.1.1 Premises identification.** New residential buildings shall have internally illuminated address numbers. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the



building and/or on each individual building shall be required by the Coastside Fire Protection District.

Section 505.1.2 is added to read as follows:

**505.1.2 Multiple Tenant Structures.** Multiple tenant buildings, using the same street address numbers, shall have suite or unit identification posted as required by the Coastside Fire Protection District.

Section 505.1.3 is added to read as follows:

**505.1.3 Commercial/Industrial Size and Stroke of Numbers.** Building address numbers for commercial/industrial buildings shall be internally or externally illuminated, a minimum of six inches in height and a minimum stroke of 1/2 inch.

Section 505.1.4 is added to read as follows:

**505.1.4 Rear Addressing** When required by the Chief, approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the fire apparatus road at the back of the property. Number stroke and size will comply with Section 505.1 for residential buildings and 505.1.3 for commercial buildings.

Section 505.1.5 is added to read as follows:

**505.1.5 Suite/Unit Identification.** Building containing suites and/or unit identification shall have the suite or unit identification clearly posted with assigned letters or numbers having a minimum height of four inches and a minimum stroke of 3/8 inch. Assigned letters or numbers shall be of contrasting color to the background.

Section 505.1.6 is added to read as follows:

**505.1.6 Directories.** Complexes with multiple buildings may be required by the Coastside Fire Protection District to provide one or more of the following: a directory, a premise map, directional signage. Location, size and color of such elements will be determined by the Coastside Fire Protection District on a site-specific basis.

Section 505.2.1 is added to read as follows:

**505.2.1 Construction Site.** When required by the Coastside Fire Protection District, approved street or road signs and address numbers of the site shall be installed prior to combustible construction materials being placed on the site.

Section 506.1.1 of Chapter 5 is amended and changed to read as follows:

**506.1.1 Knox Box or Knox equivalent Key Box.** When required by the Coastside Fire Protection District, a Knox Box or Knox equivalent Key Box of the size and type designated or a Knox Lock or Knox equivalent Key lock, shall be located at a location on-site as specified by the Coastside Fire Protection District.

Section 506.1.2 of Chapter 5 is amended and changed to read as follows:

**506.1.2 Knox Switch or Knox equivalent Key Switch.** When required by the Coastside Fire Protection District, a Knox Switch or Knox equivalent Key Switch, shall be installed at every electric gate system and shall be located at a location on-site as specified by the Coastside Fire Protection District.

Section 508.2 is amended and changed to read as follows:

**508.2 Type of Water Supply.** Water supplies may consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow. The Chief may use any of the individual provisions of Appendix B or any other recognized method for the determination of required fire flow for the specific site.

Section 508.2.2.1 is added to read as follows:

**508.2.2.1 Suburban and Rural Water Supplies.** In areas where public and/or private fire mains are not available for the provision of the required fire flow, the Chief may develop a standard which requires a water supply for fire fighting be provided. In developing this standard, the Chief may be guided by NFPA Standard 1142, 2007 edition - Standard on Water Supplies for Suburban and Rural Fire Fighting; NFPA Standard 1144, 2002 edition - Protection of Life and Property from Wildfire: Appendix C - California Fire Code 2007 edition.

Section 508.2.2.2 is added to read as follows:

**508.2.2.2 Storage of Suburban and Rural Water Supplies.** In calculating the water supply available to meet the minimum fire flow required in Section 508.1, swimming pools, ponds and underground cisterns which would require a fire department drafting operation shall not be considered as a primary water source.

Section 901.4.2.1 is added to read as follows:

**901.4.2.1 Non-required Automatic Fire Extinguishing Systems.** Automatic fire extinguishing systems that are installed, but not specifically required by this ordinance, shall be approved by the Coastside Fire Protection District and be installed in accordance with NFPA Standards listed in this ordinance.

Section 901.4.3.1 is amended and changed to read as follows:

**901.4.3.1 Modifications.** When residential sprinkler systems as set forth in this Ordinance are provided, exceptions to, or reductions in, Building Code requirements based on the installation of an automatic fire extinguishing system are not allowed.

Section 903.2.1 is added to read as follows:

**903.2.1 All Occupancies and Facilities.** The following requirements shall apply to all new buildings or structures which require a building permit issued by the City of Half Moon Bay or the County of San Mateo:

1. Except as otherwise provided by this Section, or as provided under Section 903.3 of the latest adopted edition of the California Fire Code, automatic fire sprinkler

systems shall be installed and maintained in every new building or structure of any type, use, occupancy or size which requires a building permit issued by the City of Half Moon Bay or the County of San Mateo.

2. The term “ automatic fire sprinkler system” as used in this Section means an integrated system of underground and overhead piping, including a water supply such as a gravity tank, fire pump, reservoir, pressure tank or connection by underground piping to a fire main, which system complies in all respects with the requirements for such systems contained in standards issued by the National Fire Protection Association based upon the occupancy classification or other standards approved by the California State Fire Marshals’ office and approved by the Chief on a case-by-case basis.

The following structures are exempt from the requirements of this Section:

1. Agricultural Buildings. For the purposes of this Section, an “Agricultural building” is defined as a non-residential structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. “Agricultural building” includes a place of employment where agricultural products are processed, treated or packaged. “Agricultural buildings” shall include greenhouses.

2. Structures not exceeding 1,000 square feet in area.

3. Mausoleums of Type 1 construction, as defined by the California Building Code, which do not contain offices, chapels or other places where the public assembles on a regular basis.

4. Open air parking garages of Type 1 construction as defined by the California Building Code, which do not contain offices, stores or other places of public occupancy for purposes other than parking vehicles.

5. Car wash structures where no offices or waiting rooms are attached.

The requirements of this Section are intended to represent minimum standards for new construction. Further, any requirements of the California Building Code, the California Fire Code or the State Building Standards Code, which is more restrictive, specifies higher standards or mandates specific locations within a structure for automatic sprinkler systems shall be applicable.

Notwithstanding Section 903.2 of the California Fire Code, no existing residential building or structure shall be required to conform with the requirements of this Section, unless the remodel, alterations, or repairs to the existing building or structure include a total floor area of 3,600 feet or more, or are three or more stories in height above the fire dept. access level, or the remodel, alterations, or repairs to the existing building or structure exceed 75% of the estimated valuation of such building or structure within any 12-month period.

**The following sections are amended by changing California Fire Code requirements to 1,000 square feet for fire sprinkler installation, as follows:**

**903.2.1.1**      Group A-1.      Change 12,000 square feet to 1,000 square feet.

903.2.1.2	Group A-2.	Change 12,000 square feet to 1,000 square feet.
903.2.1.3	Group A-3.	Change 12,000 square feet to 1,000 square feet.
903.2.1.4	Group A-4.	Change 12,000 square feet to 1,000 square feet.
903.2.2	Group E.	Change 20,000 square feet to 1,000 square feet.
903.2.3	Group F-1.	Change 12,000 square feet to 1,000 square feet.
903.2.6-1	Group M.	Change 12,000 square feet to 1,000 square feet.
903.2.6-3	Group M.	Change 24,000 square feet to 1,000 square feet.
903.2.8	Group S-1.	Change 12,000 square feet to 1,000 square feet.

Section 903.2.7.1 is added to read as follows:

**Section 903.2.7.1 Automatic sprinkler systems installed in Group R, Division 3 occupancies** shall conform to the following standards in addition to NFPA Standard 13D, 2007 edition:

1. Automatic sprinkler system coverage shall be provided throughout the residence to include all closets, bathrooms, garages, and any area used for storage.
  - a. Exception: Small linen closets less than 24 square feet with complete full depth shelving.
2. An exterior bell shall be mounted in a location to be audible from the street upon activation of the required flow switch.
3. An interior audible device shall be mounted in a central location audible from the master bedroom upon activation of the required flow switch.
4. A sprinkler head shall be mounted on a metal sprig above any attic access openings and where required by the AHJ.

Section 903.3.7.1. is added to read as follows:

**903.3.7.1 Identification.** Fire department connections to sprinkler systems and/or standpipe systems shall be clearly identified as required by the Coastside Fire Protection District.

Section 903.4.1.1 is added to read as follows:

**903.4.1.1 General.** All valves controlling the water supply for automatic sprinkler systems and water-flow switches on all sprinkler systems shall be electrically monitored where the number of sprinklers is fifty or more. Signals from such electrical monitoring shall be transmitted to a central station service that is approved by the Coastside Fire Protection District.

EXCEPTION: Single family dwellings.

Section 903.6.2. is added to read as follows:

**903.6.2 Occupancy Classification Change to Existing Buildings.** An automatic fire sprinkler system shall be installed throughout all existing buildings when a

change of occupancy classification occurs and when the existing total floor area is 2,500 or more square feet or three or more stories in height above fire department access at grade.

**EXCEPTIONS:**

1. When in the opinion of the Chief, the change of occupancy classification did not result in a significant increase in the level of life safety or fire safety of the occupancy, the Chief may waive the requirement for automatic fire sprinkler system installation.

Section 903.6.3. is added to read as follows:

**903.6.3 Additions to Existing Buildings.** An automatic fire sprinkler system shall be installed throughout all existing buildings when an addition to the building occurs and the new total floor area is 1,000 or more square feet or three or more stories in height above fire department access at grade.

Section 903.6.4. is added to read as follows:

**903.6.4 Area Separation Walls.** Portions of a building separated by area separation walls shall not be considered as providing separate buildings when determining the requirements for automatic fire sprinkler system installation.

Section 905.5.3. is amended and changed to read as follows:

**905.5.3 Class II system 1-inch hose.** A minimum *1 ½ inch (37.5 mm)* hose shall be allowed to be used for hose stations in light-hazard occupancies where investigated and listed for this service and where approved by the fire code official.

Section 907.2.10.5.3.1 is added to read as follows:

**907.2.10.5.3.1 Smoke Detection for Existing Group R Division 3 Occupancies.**

All existing Group R Division 3 Occupancies shall be provided with an approved smoke detection system throughout the structure when any of the following occurs:

1. When alteration, repairs, structural changes or additions occur, within a twelve-month period and the value of such work is in excess of \$1,000.00.
2. When property is occupied by other than the property owner and rental or lease income is derived.
3. When existing property is sold an inspection of the installed smoke detection system for compliance with the Fire Code shall be completed by the Coastside Fire Protection District prior to close of escrow.

Installation of the smoke detection system shall be reviewed and approved by the Coastside Fire Protection District prior to installation and inspected prior to final sign-off on occupancy.

Section 907.20.5.1 is added to read as follows:

**907.20.5.1 Fire Department Response to False Alarms.** Any building owner or owner's agent who fails to properly maintain and service any smoke detector or fire alarm system, water flow detection alarm or fire sprinkler tamper alarm, after being notified that service or maintenance is required, will be subject to the payment of costs related to any false alarm response by the fire department.

Section 907.20.5.2 is added to read as follows:

**907.20.5.2 Contractor responsibility of notification.** It shall be the responsibility of the contractor, servicing, repairing, or making modifications to a building system that is monitored by an alarm system, to notify the Coastside Fire Protection District prior to beginning such servicing, repairing or modifications. Failure by the contractor to provide such notification will subject the contractor to the payment of costs related to any alarm response by the fire department.

Section 912.2.1.1 is added to read as follows:

**912.2.1.1 Painting of Fire Protection Equipment and Hydrants.** When required by the Chief, fire-protection equipment and fire hydrants shall be painted a color specified by the Coastside Fire Protection District.

Section 1003.3.4.2 is added to read as follows:

**1003.3.4.2 Seismic Restraint for Storage Shelving.** All storage shelving shall be provided with adequate seismic restraint as required by Chapter 16 of the California Building Code. Storage shelving not required to have seismic restraint by the Building Code may be required to be secured to prevent obstruction of the means of egress as determined by the Coastside Fire Protection District.

Section 2205.1 of Chapter 22 is amended and changed to read as follows:

**2205.1 Tank filling operations for Class I, II or III liquid fuels.** Delivery operations to tanks for Class I, II or III liquid fuels shall comply with Sections 2205.1.1 through 2205.1.3 and the applicable requirements of Chapter 34.

Section 2205.1.1 of Chapter 22 is amended and changed to read as follows:

**2205.1.1 Delivery vehicle location.**

Where liquid delivery to above-ground storage tanks is accomplished by positive-pressure operation, tank vehicles shall be positioned a minimum of 25 feet (7620 mm) from tanks receiving Class I liquid fuels and 15 feet (4572 mm) from tanks receiving Class II and III liquid fuels.

Section 2206.2 of Chapter 22 is amended and changed to read as follows:

**2206.2 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 2206.2.1 through 2206.2.5.

Section 2206.2.1 of Chapter 22 is amended and changed to read as follows:

**2206.2.1 Underground tanks.** Underground tanks for the storage of Class I, II and III liquid fuels shall comply with Chapter 34.

Section 2206.2.2 of Chapter 22 is amended and changed to read as follows:

**2206.2.2 Above-ground tanks located inside buildings.** Above-ground tanks for the storage of Class I, II and III liquid fuels are allowed to be located in buildings. Such tanks shall be located in special enclosures complying with Section 2206.2.6, in a liquid storage room or a liquid storage warehouse complying with Chapter 34, or shall be listed and labeled as protected above-ground tanks.

Section 2206.2.3 of Chapter 22 is amended and changed to read as follows:

**2206.2.3 Above-ground tanks located outside, above grade.** Above-ground tanks shall not be used for the storage of Class I, II or III liquid motor fuels except as provided by this section.

1. Above-ground tanks used for outside, above-grade storage of Class I, II or III liquid fuels shall be listed and labeled as protected above-ground tanks and be in accordance with Chapter 34. Such tanks shall be located in accordance with Table 2206.2.3.

2. Tanks containing fuels shall not exceed 12,000 gallons (45 420 L) in individual capacity or 48,000 gallons (181 680 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).

3. Tanks located at farms, construction projects, or rural areas shall comply with Section 3406.2.

Section 2206.2.4 of Chapter 22 is amended and changed to read as follows:

**2206.2.4 Above-ground tanks located in above-grade vaults or below-grade vaults.** Above-ground tanks used for storage of Class I, II or III liquid motor fuels are allowed to be installed in vaults located above grade or below grade in accordance with Section 3404.2.8 and shall comply with Sections 2206.2.4.1 and 2206.2.4.2. Tanks in above-grade vaults shall also comply with Table 2206.2.3.

Section 2206.2.4.2 of Chapter 22 is amended and changed to read as follows:

**2206.2.4.2 Fleet vehicle motor fuel-dispensing facilities.** Tanks storing Class II and Class III liquid fuels at a fleet vehicle motor fuel-dispensing facility shall be limited to a maximum individual capacity of 20,000 gallons (75 700 L) and an aggregate capacity of 80,000 gallons (302 800 L).

Section 2206.2.5 of Chapter 22 is amended and changed to read as follows:

**2206.2.5 Portable tanks.** Where approved by the fire code official, portable tanks are allowed to be temporarily used in conjunction with the dispensing of Class I, II or III liquid fuels into the fuel tanks of motor vehicles or motorized equipment on premises not normally accessible to the public. The approval shall include a definite time limit.

Section 2206.2.6 of Chapter 22 is amended and changed to read as follows:

**2206.2.6 Special enclosures.** Where installation of tanks in accordance with Section 3404.2.11 is impractical, or because of property or building limitations, tanks for liquid motor fuels are allowed to be installed in buildings in special enclosures in accordance with all of the following:

1. The special enclosure shall be liquid tight and vapor tight.
2. The special enclosure shall not contain backfill.

3. Sides, top and bottom of the special enclosure shall be of reinforced concrete at least 6 inches (152 mm) thick, with openings for inspection through the top only.
4. Tank connections shall be piped or closed such that neither vapors nor liquid can escape into the enclosed space between the special enclosure and any tanks inside the special enclosure.
5. Means shall be provided whereby portable equipment can be employed to discharge to the outside any vapors which might accumulate inside the special enclosure should leakage occur.
6. Tanks containing Class I, II or III liquid fuels. inside a special enclosure shall not exceed 6,000 gallons (22 710 L) in individual capacity or 18,000 gallons (68 130 L) in aggregate capacity.
7. Each tank within special enclosures shall be surrounded by a clear space of not less than 3 feet (910 mm) to allow for maintenance and inspection.

Section 2206.6.2 of Chapter 22 is amended and changed to read as follows:

**2206.6.2 Piping, valves, fittings and ancillary equipment for above-ground tanks for Class I, II and III liquid fuels.** Piping, valves, fittings and ancillary equipment for above-ground tanks shall comply with Sections 2206.6.2.1 through 2206.6.2.6.

Section 2206.7.6 of Chapter 22 is amended and changed to read as follows:

**2206.7.6 Fuel delivery nozzles.** A listed automatic-closing-type hose nozzle valve with or without a latch-open device shall be provided on island-type dispensers used for dispensing Class I, II or III liquid fuels. Overhead-type dispensing units shall be provided with a listed automatic-closing-type hose nozzle valve without a latch-open device.

**Exception:** A listed automatic-closing-type hose nozzle valve with latch-open device is allowed to be used on overhead-type dispensing units where the design of the system is such that the hose nozzle valve will close automatically in the event the valve is released from a fill opening or upon impact with a driveway.

Section 2206.7.6.1 of Chapter 22 is amended and changed to read as follows:

**2206.7.6.1 Special requirements for nozzles.** Where dispensing of Class I, II or III liquid fuels is performed, a listed automatic-closing-type hose nozzle valve shall be used incorporating all of the following features:

1. The hose nozzle valve shall be equipped with an integral latch-open device.
2. When the flow of product is normally controlled by devices or equipment other than the hose nozzle valve, the hose nozzle valve shall not be capable of being opened unless the delivery hose is pressurized. If pressure to the hose is lost, the nozzle shall close automatically.

**Exception:** Vapor recovery nozzles incorporating insertion interlock devices designed to achieve shutoff on disconnect from the vehicle fill pipe.

3. The hose nozzle shall be designed such that the nozzle is retained in the fill pipe during the filling operation.
4. The system shall include listed equipment with a feature that causes or requires the closing of the hose nozzle valve before the product flow can be resumed or before the hose nozzle valve can be replaced in its normal position in the dispenser.

Section 2210.1 of Chapter 22 is amended and changed to read as follows:



**2210.1 General.** The construction of marine motor fuel-dispensing facilities shall be in accordance with the International Building Code and NFPA 30A. The storage of Class I, II or III liquid fuels at marine motor fuel-dispensing facilities shall be in accordance with this chapter and Chapter 34.

Section 2210.2 of Chapter 22 is amended and changed to read as follows:

**2210.2 Storage and handling.** The storage and handling of Class I, II or III liquid fuels at marine motor fuel-dispensing facilities shall be in accordance with Sections 2210.2.1 through 2210.2.3.

Section 2210.2.1 of Chapter 22 is amended and changed to read as follows:

**2210.2.1 Class I, II or III liquid fuel storage.** Class I, II or III liquid fuels stored inside of buildings used for marine motor fuel-dispensing facilities shall be stored in approved containers or portable tanks. Storage of Class I liquids shall not exceed 10 gallons (38 L).

**Exception:** Storage in liquid storage rooms in accordance with Section 3404.3.7.

Section 2210.2.2 of Chapter 22 is amended and changed to read as follows:

**2210.2.2 Class II or III liquid fuel storage and dispensing.** Class II or III liquid fuels stored or dispensed inside of buildings used for marine motor fuel-dispensing facilities shall be stored in and dispensed from approved containers or portable tanks. Storage of Class II and III liquids shall not exceed 120 gallons (454 L).

Section 2210.2.3 of Chapter 22 is amended and changed to read as follows:

**2210.2.3 Heating equipment.** Heating equipment installed in Class I, II or III liquid storage or dispensing areas shall comply with Section 2201.6.

Section 2210.3.2 of Chapter 22 is amended and changed to read as follows:

**2210.3.2 Supervision.** Marine motor fuel-dispensing facilities shall have an attendant or supervisor who is fully aware of the operation, mechanics and hazards inherent to fueling of boats on duty whenever the facility is open for business. The attendant's primary function shall be to supervise, observe and control the dispensing of Class I, II or III liquids or flammable gases.

Section 2210.3.3 of Chapter 22 is amended and changed to read as follows:

**2210.3.3 Hoses and nozzles.** Dispensing of Class I, II or III liquid fuels into the fuel tanks of marine craft shall be by means of an approved-type hose equipped with a listed automatic-closing nozzle without a latch-open device. Hoses used for dispensing or transferring Class I, II or III liquid fuels, when not in use, shall be reeled, racked or otherwise protected from mechanical damage.

Section 2210.3.4 of Chapter 22 is amended and changed to read as follows:

**2210.3.4 Portable containers.** Class I, II or III liquid fuels shall not be dispensed into a portable container unless such container is approved.

Section 2210.5.2 of Chapter 22 is amended and changed to read as follows:

**2210.5.2 Spills.** Spills of Class I, II or III liquid fuels at or on the water shall be reported immediately to the fire department and jurisdictional authorities.

**Section 3801.4 is added – Standard:** The installation of Liquefied Petroleum Gas containers shall meet the requirements of the most current version of NFPA 58 and the Authority Having Jurisdiction.

Table 3804.3, footnote <sup>d</sup> – Change to 250 gallons. Installation of DOT tanks, with setbacks from structures less than 10 feet, must be approved by the AHJ.

*Appendix Chapter 1 Section 110 and Section 111 are hereby adopted in their entirety*

*Appendix Chapter 4 is hereby adopted in its entirety*

*Appendix B is hereby adopted in its entirety*

*Appendix C is hereby adopted in its entirety*

*Appendix D Section D101 and Section D102 are hereby adopted in their entirety; Section D103 is adopted as amended.*

D103.6.3 is added to read as follows:

**D103.6.3 Fire apparatus access roads** 36 feet and greater shall allow parking on both sides.

Section D103.6.4 is added to read as follows:

**D103.6.4 Prohibited Parking Signs.** A sign of a size, type and design approved by the Coastside Fire Protection District shall be located on the right side of the fire access lane within the first twenty-five feet of the entry. The sign shall be permanently mounted with the bottom of the sign to be a minimum of six feet above the adjacent grade but not at a height greater than ten feet.

Section D103.6.5 is added to read as follows:

**D103.6.5 Maintenance and Installation of Fire Access Signs.** It shall be unlawful for the owner, lessee or person in charge of private property to fail to install and maintain required fire access lane signs and/or markings after having been given notice by the Coastside Fire Protection District.

Section D103.6.6 is added to read as follows:

**D103.6.6 Unlawful Parking.** It shall be unlawful for any person to park or leave standing an unattended motor vehicle within a fire access lane having signage and/or markings as described in Sections 503 and D103.6 .

Section X. Penalties. Any person who violates any of the provisions of this Ordinance as adopted herein or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder, or any certificate of operation or permit issued thereunder, and from which no appeal has been taken, or fails to comply with such an order as affirmed or modified by the Coastside Fire Protection District or by a court of competent jurisdiction, within the required time, shall be considered to be in violation and noncompliance, and therefore upon conviction, guilty of a misdemeanor, punishable by a fine and/or imprisonment as determined by a court of competent jurisdiction. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and when not otherwise specified, each ten days that the prohibited condition exists shall constitute a separate offense.

Section XI . FINDINGS:

The Coastside Fire Protection District, by Resolution No. 2007-06, adopted findings based on local climatic, geological and topographical conditions existing within the District that support the modifications to the California Fire Code, 2007 Edition as set forth by this Ordinance.

Section XII SEVERABILITY:

If any Section, subsection, provision or other portion of this ordinance, or its application to any person or circumstance, is held invalid or unenforceable, all other parts of this ordinance shall remain in full force and effect, and the Board declares that it would have adopted each section, subsection and provision independently, and that each provision is severable.

Section XIII EFFECTIVE DATE

This ordinance shall be in full force and effect after it is ratified by the City of Half Moon Bay and The County of San Mateo, but in any event no sooner than thirty (30) days after its adoption by the District. Within fifteen (15) days after the ordinance is adopted, a summary of this ordinance and a tally of how each Board member voted shall be published once in a newspaper of general circulation, and posted at the District office.

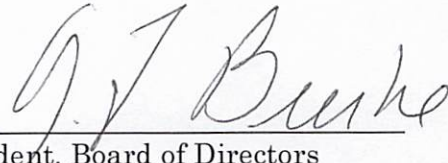
INTRODUCED at a regular meeting of the Board of Directors of the Coastside Fire Protection District on January 28, 2009.

PASSED AND ADOPTED at a regular meeting of the Board of Directors of the Coastside Fire Protection District on February 25, 2009 by the following roll call vote:

AYES: Burke, McShane, MacKimmie, Cilia, Cockrell, Draper,  
Hosfeldt, Mackintosh, Lees

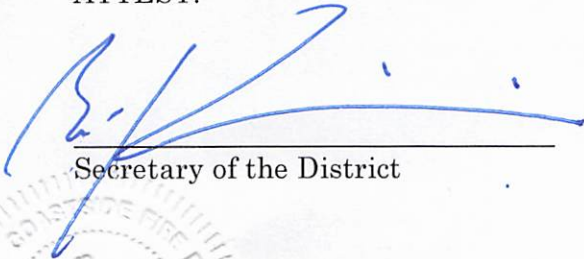
NOES: None

ABSENT: None

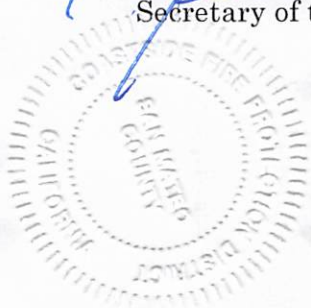


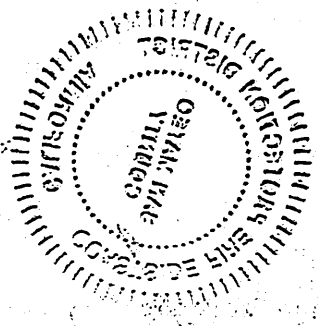
\_\_\_\_\_  
President, Board of Directors  
Coastside Fire Protection District

ATTEST:



\_\_\_\_\_  
Secretary of the District





CONFIDENTIAL

CONFIDENTIAL