

**ORDINANCE NO. 2022-11**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA PALMA, CALIFORNIA REPEALING ARTICLE II OF CHAPTER 16 OF THE CITY OF LA PALMA MUNICIPAL CODE, AND ADDING THERETO A NEW ARTICLE II OF CHAPTER 16 ADOPTING BY REFERENCE THE 2022 EDITION OF THE CALIFORNIA FIRE CODE WITH APPENDICES AND AMENDMENTS THERETO**

**WHEREAS**, the City of La Palma has determined that it is in the City's best interest to adopt updated provisions of the Fire Code for the City of La Palma; and,

**WHEREAS**, pursuant to Health and Safety Code Section 17222, the City of La Palma must adopt by reference the 2022 California Fire Code, based on the International Fire Code, 2021 Edition, with errata, published by the International Code Council, as adopted by the State of California pursuant to Title 24 Part 9 of the California Code of Regulations; and,

**WHEREAS**, California Health & Safety Code Section 17958.5 authorizes cities to adopt the codes contained in Title 24 of the California Code of Regulations with changes and modifications determined to be reasonably necessary because of local climatic, topographic, or geologic conditions; and,

**WHEREAS**, on October 4, 2022, the City Council of the City of La Palma adopted Resolution No. 2022-44 setting forth findings for required amendments to the 2022 Edition of the California Fire Code relative to local climatic, topographic, and geologic conditions; and,

**WHEREAS**, on October 4, 2022, the City has conducted a duly noticed Public Hearing and introduced an Ordinance repealing Article II of Chapter 16 of the City of La Palma Municipal Code, and adding thereto a new Article II of Chapter 16 adopting by reference the 2022 Edition of the California Fire Code with appendices and amendments thereto; and,

**WHEREAS**, on October 4, 2022, the City set a Public Hearing date for November 1, 2022, to adopt the Ordinance repealing Article II of Chapter 16 of the City of La Palma Municipal Code, and adding thereto a new Article II of Chapter 16 adopting by reference the 2022 Edition of the California Fire Code with appendices and amendments thereto; and,

**WHEREAS**, the City is required to adopt the 2022 Edition of the California Fire Code as of January 1, 2023.

**NOW, THEREFORE**, the City Council of the City of La Palma does hereby ordain as follows:

**SECTION 1:** Article II of Chapter 16 of the City of La Palma City Code is hereby repealed; provided, however, that said repeal shall not apply to or excuse any violation hereof occurring prior to the effective date of this Ordinance and provided further that the codes as adopted therein by reference and amended by the City of La Palma shall continue to be applicable to construction wherein plans have been submitted for plan check as of the effective date of this Ordinance so long as the initial permit therefore is issued not later than ninety (90) days after the effective date of this Ordinance.

**SECTION 2:** The 2022 Edition of the California Fire Code based on the International Fire Code, 2021 Edition, with errata, published by the International Code Council, as adopted by the State of California pursuant to Title 24 Part 9 of the California Code of Regulations, shall constitute the Fire Code of the City of La Palma, subject to the amendments and additions as detailed in this Ordinance.

**SECTION 3:** A new Article II of Chapter 16 of the City of La Palma City Code is hereby adopted to read, in its entirety, as follows:

**“Article II. Fire Code.**

**Sec. 16.21. References to officials in adopted technical codes.**

Unless otherwise stated in this chapter, where reference is made to the duties of certain officials named within the technical codes which are adopted by reference in this chapter, then that designated official of the City or of Orange County, California, who has duties corresponding to those of the named official in said technical code shall be deemed to be the responsible official insofar as enforcing the provisions of that technical code are concerned.

**Sec. 16.22. Codes Adopted.**

For the purpose of prescribing regulations and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided, the California Fire Code, 2022 Edition, based on the 2021 International Fire Code as published by the International Code Council, as amended by this Article shall constitute the Fire Code of the City of La Palma. Where the California Code of Regulations and State Building Standards Code of Regulations differ from any sections of the Fire Code, State regulations shall prevail over the Fire Code.

**Sec 16-23. Enforcement and inspections.**

The California Fire Code and the International Fire Code with amendments shall be enforced by the Orange County Fire Authority, which shall be operated under the Fire Chief of the Orange County Fire Authority. The Fire Chief of the Orange County Fire Authority may designate such members of the fire authority as inspectors as shall be necessary from time to time. All fees for services provided for in the Fire Code shall not take effect until a resolution for such fees is adopted by the Orange County Fire Authority Board of Directors pursuant to California Government Code Sections 66016 and 66020.

**Sec. 16-24. Amendments, Additions, and Deletions to the 2022 California Fire Code.**

**Chapter 1 General Requirements is adopted in its entirety as amended by SFM with the following amendments:**

**Section 110.4 Violation Penalties is hereby revised to read as follows:**

110.4 Violation Penalties. Persons who shall violate a provision of this code or shall fail to

comply with any of the requirements thereof or shall fail to comply with any issued orders or notices 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, shall be subject to penalties assessed as prescribed in the OCFA Prevention Field Services adopted fee schedule. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

**Section 110.4.2 Infraction and Misdemeanor** is hereby added as follows:

110.4.2 Infraction and Misdemeanor. Persons operating or maintaining any occupancy, premises or vehicle subject to this code that shall permit any fire or life safety hazard to exist on premises under their control shall be guilty of an infraction. Persons who fail to take immediate action to abate a fire or life safety hazard when ordered or notified to do so by the chief or a duly authorized representative are guilty of a misdemeanor.

**Section 112.4 Violation penalties** is hereby revised as follows:

**112.4 Violation penalties.** Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or shall fail to comply with any issued orders or notices 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, shall be subject to penalties assessed as prescribed in the OCFA Prevention Field Services adopted fee schedule. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

**Section 112.4.2 Infraction and misdemeanor** is hereby added as follows:

**112.4.2 Infraction and misdemeanor.** Persons operating or maintaining any occupancy, premises or vehicle subject to this code that shall permit any fire or life safety hazard to exist on premises under their control shall be guilty of an infraction. Persons who fail to take immediate action to abate a fire or life safety hazard when ordered or notified to do so by the chief or a duly authorized representative are guilty of a misdemeanor.

## **Chapter 2 Definitions**

**Chapter 2 Definitions** is adopted in its entirety as amended by SFM with the following amendments:

**Sections 202 General Definitions** is hereby revised by adding “OCFA” and “Spark Arrester” as follows:

### **202 General Definitions**

**OCFA:** Orange County Fire Authority, authority having jurisdiction.

**SPARK ARRESTER.** A listed device constructed of noncombustible material specifically for the purpose of meeting one of the following conditions:

1. Removing and retaining carbon and other flammable particles/debris from the exhaust flow of an internal combustion engine in accordance with California Vehicle Code Section 38366.
2. Fireplaces that burn solid fuel in accordance with California Building Code Chapter 28.

### **Chapter 3 General Requirements**

**Chapter 3 General Requirements.** Adopt Chapter 3 in its entirety with the exception of Sections 308.1.4, 311.5 through 311.5.5, 318, and 319, and with the following amendments:

**Section 304.1.2 Vegetation** is hereby revised as follows:

**304.1.2 Vegetation.** Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirement in urban-wildland interface areas shall be in accordance with Chapter 49. Type, amount, arrangement, and maintenance of vegetation in a fuel modification area, interior slope, or similarly hazardous area shall be in accordance with OCFA Guideline C-05 "Vegetation Management Guideline—Technical Design for New Construction, Fuel Modification Plans, and Maintenance Program."

**Section 305.6 Hazardous Conditions** is hereby added as follows:

**305.6 Hazardous conditions.** Outdoor fires burning wood or other solid fuel are not allowed when any of the following conditions applies:

1. when predicted sustained winds exceed 8 MPH and relative humidity is less than 25%, or a red flag condition has been declared
2. when an official sign was caused to be posted by the fire code official, or a public announcement is made

No outdoor fires using any fuel type are permitted when predicted sustained winds exceed 20 MPH or when such fires present a hazard as determined by the fire code official.

**Section 305.7 Disposal of rubbish** is hereby added as follows:

**305.7 Disposal of rubbish.** Rubbish, trash or combustible waste material shall be burned only within an approved incinerator and in accordance with Section 307.2.1.

**Section 307 OPEN BURNING, RECREATIONAL FIRES AND PORTABLE OUTDOOR FIREPLACES** is hereby revised as follows:

#### **SECTION 307 OPEN BURNING, RECREATIONAL FIRES, FIRE PITS, FIRE RINGS, AND PORTABLE OUTDOOR FIREPLACES**

**Sections 307.6 Outdoor Fireplaces, Fire Pits, Fire Rings, or similar devices used at Group R Occupancies** is hereby added as follows:

**307.6 Outdoor Fireplaces, Fire Pits, Fire Rings, or similar devices used at Group R**

**Occupancies.** Outdoor fireplaces, fire pits, fire rings, or similar exterior devices used at Group R occupancies shall comply with this section.

**Exception:** Barbeques, grills, and other portable devices intended solely for cooking.

**Section 307.6.1 Gas-fueled devices** is hereby added as follows:

**307.6.1 Gas-fueled devices.** Outdoor fireplaces, fire pits and similar devices fueled by natural gas or liquefied-petroleum gas are allowed when approved by the Building Department and the device is designed to only burn a gas flame and not wood or other solid fuel. At R-3 occupancies, combustible construction and vegetation shall not be located within three feet of an atmospheric column that extends vertically from the perimeter of the device. At other R occupancies, the minimum distance shall be ten feet. Where a permanent Building Department approved hood and vent is installed, combustible construction may encroach upon this column between the bottom of the hood and the vent opening. Where chimneys or vents are installed, they shall have a spark arrester as defined in Section 202.

**Section 307.6.2 Devices using wood or fuels other than natural gas or liquefied-petroleum gas** is hereby added as follows:

**307.6.2 Devices using wood or fuels other than natural gas or liquefied-petroleum gas.** Permanent outdoor fireplaces burning wood or other solid fuel shall be constructed in accordance with the California Building Code with clearance from combustible construction and building openings as required therein. Fires in a fireplace shall be contained within a firebox with an attached chimney. The opening in the face of the firebox shall have an installed and maintained method of arresting sparks.

The burning of wood or other solid fuel in a device is not allowed within 25 feet of combustible structures unless within an approved permanent fireplace, Conditions which could cause a fire to spread within 25 feet of a structure or to vegetation shall be eliminated prior to ignition. Fires in devices burning wood or solid fuel shall be in accordance with Sections 305, 307, and 308.

Exceptions:

1. Portable fireplaces and fire rings/pits equipped with a device to arrest sparks shall be located at least 3' from combustible construction at R-3 occupancies,
2. Portable fireplaces, and fire pits/rings equipped with a device to arrest sparks, shall be located at least 15 feet from combustible structures at other R occupancies.

**Section 307.6.2.1 Where prohibited** is hereby added as follows:

**307.6.2.1 Where prohibited.** The burning of wood and other solid fuels shall not be conducted within a fuel modification zone, Wildfire Risk Area (WRA), Wildland-Urban Interface Area (WUI), or in locations where conditions could cause the spread of fire to the WRA or WUI.

Exceptions:

1. Permanent fireplaces that are not located in a fuel modification zone
2. Where determined by the Fire Code Official that the location or design of the device should reasonably prevent the start of a wildfire.

**Section 324 Fuel Modification Requirements for New Construction** is hereby added as follows:  
**324 Fuel Modification Requirements for New Construction.** All new structures and facilities adjoining land containing hazardous combustible vegetation shall be approved and in accordance with the requirements of OCFA Guideline C-05 "Vegetation Management Guideline – Technical Design for New Construction Fuel Modification Plans and Maintenance Program."

**Section 325 Clearance of brush or vegetation growth from roadways** is hereby added as follows:

**325 Clearance of brush or vegetation growth from roadways.** The fire code official is authorized to cause areas within 10 feet (3048 mm) on each side of portions of highways and private streets which are improved, designed or ordinarily used for vehicular traffic, to be cleared of flammable vegetation and other combustible growth. Measurement shall be from the flow-line or the end of the improved edge of the roadway surfaces.

**Exception:** Single specimens of trees, ornamental shrubbery or cultivated ground cover such as green grass, ivy, succulents or similar plants used as ground covers, provided that they do not form a means of readily transmitting fire.

**Section 326 Unusual Circumstances** is hereby added as follows:

**326 Unusual circumstances.** The fire code official may suspend enforcement of the vegetation management requirements and require reasonable alternative measures designed to advance the purpose of this code if determined that in any specific case that any of the following conditions exist:

1. Difficult terrain.
2. Danger of erosion.
3. Presence of plants included in any state and federal resources agencies, California Native Plant Society and county-approved list of wildlife, plants, rare, endangered and/or threatened species.
4. Stands or groves of trees or heritage trees.
5. Other unusual circumstances that make strict compliance with the clearance of vegetation provisions undesirable or impractical.

**Section 327 Use of Equipment** is hereby added as follows:

**327 Use of equipment.** Except as otherwise provided in this section, no person shall use, operate, or cause to be operated in, upon or adjoining any hazardous fire area any internal combustion engine which uses hydrocarbon fuels, unless the engine is equipped with a

spark arrester as defined in Section 202 maintained in effective working order, or the engine is constructed, equipped and maintained for the prevention of fire.

**Exceptions:**

1. Engines used to provide motor power for trucks, truck tractors, buses, and passenger vehicles, except motorcycles, are not subject to this section if the exhaust system is equipped with a muffler as defined in the Vehicle Code of the State of California.
2. Turbocharged engines are not subject to this section if all exhausted gases pass through the rotating turbine wheel, there is no exhaust bypass to the atmosphere, and the turbocharger is in good mechanical condition.

**Section 327.1 Use of Equipment and Devices Generating Heat, Sparks or Open Flames** is hereby added as follows:

**327.1 Equipment and devices generating heat, sparks or open flames.** During any time of the year within Wildfire Risk Areas, within or immediately adjacent to any forest- or brush-covered land or non-irrigated grass-covered land, no person shall use or operate any welding equipment, cutting torches, tar pots, grinding devices, or other tools or equipment that may produce a spark, fire, or flame that could result in a wildfire without doing the following:

1. First clearing away all flammable material, including snags, from the area around such operation for a distance of 30 feet or other approved method to reduce fire spread into the wildlands. If 30-foot clearing cannot be achieved, then an alternate method shall be approved by the AHJ prior to work starting.
2. Maintain one serviceable round point shovel with an overall length of not less than forty-six (46) inches and one backpack pump water-type fire extinguisher fully equipped and ready for use at the immediate area during the operation.
3. Stop work when winds are 8 MPH or greater during periods when relative humidity is less than 25%, or a red flag condition has been declared or public announcement is made, when an official sign was caused to be posted by the fire code official, or when such fires present a hazard as determined by the fire code official.
4. Keep a cell phone nearby and call 911 immediate in case of fire.

**Section 327.2 Spark Arresters** is hereby added as follows:

**327.2 Spark arresters.** Spark arresters shall comply with Section 202, and when affixed to the exhaust system of engines or vehicles subject to Section 324327 shall not be placed or mounted in such a manner as to allow flames or heat from the exhaust system to ignite any flammable material.

**Chapter 4  
Emergency Planning and Preparedness**

**Chapter 4: Emergency Planning and Preparedness.** Adopt only those sections and

subsections adopted by SFM with the following amendment.

**Section 407.5** is revised as follows:

**407.5 Hazardous Materials Inventory Statement.** Where required by the fire code official, each application for a permit shall OCFA's Chemical Classification Guideline in accordance with Section 5001.5.2.

## **Chapter 5 Fire Service Features**

**Chapter 5 Fire Service Features** is adopted in its entirety as amended by SFM with the following amendments:

**SECTION 501.1 Scope** is revised as follows:

**501.1 Scope.** Fire service features for buildings, structures and premises shall comply with this chapter and, where required by the fire code official, with OCFA Guideline B-01, "Fire Master Plan for Commercial & Residential Development."

**Section 510.1 Emergency responder radio coverage** in new buildings is revised as follows:

**510.1 Emergency responder radio coverage in new buildings.** All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. The Emergency Responder Radio Coverage System shall comply with the requirements of the Orange County Sheriff's Department, Communications and Technology Division, and where the functionality of performance requirements in the California Fire Code are more stringent, this code.

Exceptions:

1. In buildings or structures where it is determined by the fire code official that the radio coverage system is not needed, including but not limited to the following:
  - a. Existing buildings or structures, unless required by the Building Official and OCFA for buildings and structures undergoing extensive remodel and/or expansion.
  - b. Elevators.
  - c. Structures that meet all of the following:
    - i. Three stories or less, and
    - ii. Do not have subterranean storage or parking, and
    - iii. Do not exceed 50,000 square feet on any single story.



- d. Structures that meet all of the following:
  - i. Residential structures four stories or less, and
  - ii. Constructed of wood, and
  - iii. Do not have subterranean storage or parking, and
  - iv. Are not built integral to an above ground multi-story parking structure.

Should a structure that is three stories or less and 50,000 square feet or smaller on any single story include subterranean storage or parking, then this ordinance shall apply only to the subterranean areas.

- 2. In facilities where emergency responder radio coverage is required and such systems, components or equipment required could have a negative impact on the normal operations of the facility, the fire code official shall have the authority to accept an automatically activated emergency radio coverage system.

### **Chapter 6 Building Services and Systems**

**Chapter 6 Building Services and Systems** is adopted in its entirety as amended by SFM.

### **Chapter 7 Fire and Smoke Protection Features**

**Chapter 7 Fire and Smoke Protection Features** is adopted in its entirety as amended by SFM.

### **Chapter 8 Interior Finish, Decorative Materials and Furnishings**

**Chapter 8 Interior Finish, Decorative Materials and Furnishings** is adopted in its entirety as amended by SFM.

### **Chapter 9 Fire Protection and Life Safety Systems**

**Chapter 9 Fire Protection and Life Safety Systems** is adopted in its entirety as amended by SFM with the following amendments:

**Section 903.2 Where required** is hereby revised as follows:

**903.2 Where required.** Approved automatic fire sprinkler systems in buildings and structures shall be provided when one of the following conditions exists:

**New buildings:** Notwithstanding any applicable provisions of Sections 903.2.1 through 903.2., an automatic fire sprinkler system shall also be installed in all occupancies when the total building area exceeds 5,000 square feet as defined in Section 202, regardless of

fire areas or allowable area, or is more than two stories in height.

**Exception:** Subject to approval by the Fire Code Official, open parking garages in accordance with Section 406.5 of the California Building Code that are smaller than the area specified in section 903.2.10 (3) or 903.2.10.1 of the California Fire Code.

1. **Existing Buildings:** Notwithstanding any applicable provisions of this code, an automatic fire sprinkler system shall be provided in an existing building when an addition occurs and one of the following conditions exists:
  - a. When an addition is 33% or more of the existing building area, and the resulting building area exceeds 5000 square feet.
  - b. When an addition exceeds 2000 square feet, and the resulting building area exceeds 5000 square feet.
  - c. An additional story is added above the second floor regardless of fire areas or allowable area.

**Exception:** Additions to Group R-3 occupancies shall comply with Section 903.2.8 (2).

**Section 903.2.8 Group R** is hereby revised as follows:

**903.2.8 Group R.** An automatic fire sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area as follows:

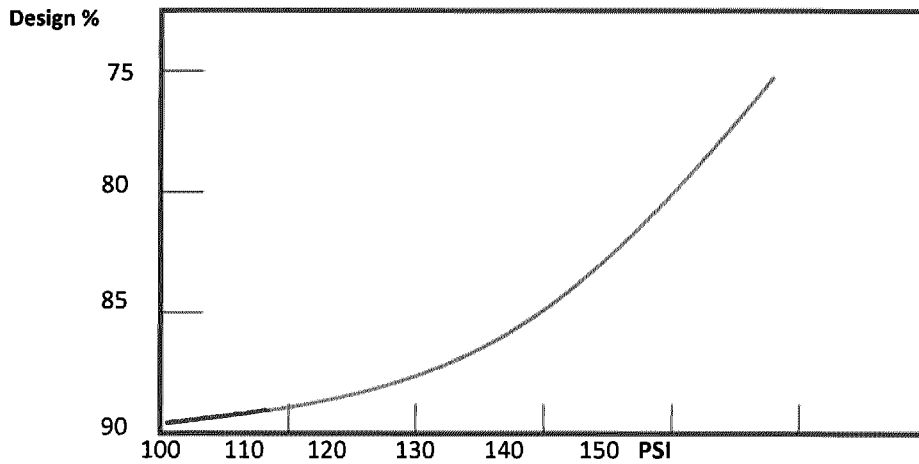
1. **New Buildings:** An automatic fire sprinkler system shall be installed throughout all new buildings.
2. **Existing R-3 Buildings:** No automatic sprinkler system is required for Addition or Alteration of existing R-3 occupancy.

**Section 903.3.5.3 Hydraulically calculated systems** is hereby added as follows:

**903.3.5.3 Hydraulically calculated systems.** The design of hydraulically calculated fire sprinkler systems shall not exceed 90% of the water supply capacity.

**Exception:** When static pressure exceeds 100 psi, and when required by the fire code official, the fire sprinkler system shall not exceed the water supply capacity specified by Table 903.3.5.3.

**TABLE 903.3.5.3  
Hydraulically Calculated Systems**



**Chapter 10  
Means of Egress**

**Chapter 10 Means of Egress** is adopted in its entirety as amended by SFM.

**Chapter 11  
Construction Requirements for Existing Buildings**

**Chapter 11 Construction Requirements for Existing Buildings.** Adopt only those sections and subsections adopted by SFM.

**Chapter 12  
Energy Systems**

**Chapter 12 Energy Systems** is adopted in its entirety as amended by SFM.

**Chapter 20  
Aviation Facilities**

**Chapter 20 Aviation Facilities** is adopted in its entirety.

**Chapter 21  
Dry Cleaning**

**Chapter 21 Dry Cleaning** is adopted in its entirety as amended by SFM.

**Chapter 22  
Combustible Dust-Producing Operations**

**Chapter 22 Combustible Dust-Producing Operations** is adopted in its entirety as amended by SFM.

**Chapter 23**  
**Motor Fuel-Dispensing Facilities and Repair Garages**

**Chapter 23 Motor Fuel-Dispensing Facilities and Repair Garages** is adopted in its entirety as amended by SFM.

**Chapter 24**  
**Flammable Finishes**

**Chapter 24 Flammable Finishes** is adopted in its entirety as amended by SFM.

**Chapter 25**  
**Fruit and Crop Ripening**

**Chapter 25 Fruit and Crop Ripening** is not adopted.

**Chapter 26**  
**Fumigation and Insecticidal Fogging**

**Chapter 26 Fumigation and Insecticidal Fogging** is not adopted.

**Chapter 27**  
**Semiconductor Fabrication Facilities**

**Chapter 27 Semiconductor Fabrication Facilities** is adopted in its entirety.

**Chapter 28**  
**Lumber Yards and Agro-Industrial, Solid Biomass and Woodworking Facilities**

**Chapter 28 Lumber Yards and Agro-Industrial, Solid Biomass and Woodworking Facilities** is adopted in its entirety with the following amendments:

**Section 2801.2 Permit** is hereby revised as follows:

**2801.2 Permit.** Permits shall be required as set forth in Section 105.6 and 105.6.29.

**Section 2808.2 Storage site** is hereby revised as follows:

**2808.2 Storage site.** Storage sites shall be level and on solid ground, elevated soil lifts or other all-weather surface. Sites shall be thoroughly cleaned, and approval obtained from the fire code official before transferring wood-products to the site.

**Section 2808.3 Size of piles** is hereby revised as follows:

**2808.3 Size of piles.** Piles shall not exceed 15 feet in height, 50 feet in width and -100 feet in length.

**Exception:** The fire code official is authorized to allow the pile size to be increased where a fire protection plan is provided for approval that includes, but is not limited to, the following:

1. Storage yard areas and materials-handling equipment selection, design and arrangement shall be based upon sound fire prevention and protection principles.
2. Factor that lead to spontaneous heating shall be identified in the plan, and control of the various factors shall be identified and implemented, including provisions for monitoring the internal condition of the pile.
3. The plan shall include means for early fire detection and reporting to the public fire department; and facilities needed by the fire department for fire extinguishment including a water supply and fire hydrants.
4. Fire apparatus access roads around the piles and access roads to the top of the piles shall be established, identified, and maintained.
5. Regular yard inspections by trained personnel shall be included as part of an effective fire prevention maintenance program.

Additional fire protection called for in the plan shall be provided and shall be installed in accordance with this code. The increase of the pile size shall be based upon the capabilities of the installed fire protection system and features.

**Section 2808.4 Pile Separation** is hereby revised as follows:

2808.4. Pile separation. Piles shall be separated from adjacent piles by a minimum distance of 20 feet. Additionally, piles shall have a minimum separation of 100 feet from combustible vegetation.

**Section 2808.7 Pile fire protection** is hereby revised as follows:

**2808.7 Pile fire protection.** Automatic sprinkler protection shall be provided in conveyor tunnels and combustible enclosures that pass under a pile. Combustible conveyor systems and enclosed conveyor systems shall be equipped with an approved automatic sprinkler system. Oscillating sprinklers with a sufficient projectile reach are required to maintain a 40% to 60% moisture content and wet down burning/smoldering areas.

**Section 2808.9 Material-handling equipment** is hereby revised as follows:

**2808.9 Material-handling equipment.** All material-handling equipment operated by an internal combustion engine shall be provided and maintained with an approved spark arrester. Approved material-handling equipment shall be available for moving wood chips, hogged material, wood fines and raw product during fire-fighting operations.

**Section 2808.11 Temperature control** is hereby added as follows:

**2808.11 Temperature control.** The temperature shall be monitored and maintained as specified in Sections 2808.11.1 and 2808.11.2.

**Section 2808.11.1 Pile temperature control** is hereby added as follows:

**2808.11.1 Pile temperature control.** Piles shall be rotated when internal temperature readings are in excess of 165 degrees Fahrenheit.

**Section 2808.11.2 New material temperature control** is hereby added as follows:

**2808.11.2 New material temperature control.** New loads delivered to the facility shall be inspected and tested at the facility entry prior to taking delivery. Material with temperature exceeding 165 degrees Fahrenheit shall not be accepted on the site. New loads shall comply with the requirements of this chapter and be monitored to verify that the temperature remains stable.

**2808.12 Water Availability.** Facilities with over 2500 cubic feet shall provide a water supply. The minimum fire flow shall be no less than 500 GPM @ 20 psi for a minimum of 1 hour duration for pile heights up to 6 feet and 2-hour duration for pile heights over 6 feet. If there is no water purveyor, an alternate water supply with storage tank(s) shall be provided for fire suppression. The water supply tank(s) shall provide a minimum capacity of 2500 gallons per pile (maximum 30,000 gallons) for piles not exceeding 6 feet in height and 5000 gallons per pile (maximum 60,000) for piles exceeding 6 feet in height. Water tank(s) shall not be used for any other purpose unless the required fire flow is left in reserve within the tank at all times. An approved method shall be provided to maintain the required amount of water within the tank(s).

**Section 2808.13 Tipping area** is hereby added as follows:

**2808.13 Tipping areas** shall comply with the following:

1. Tipping areas shall not exceed a maximum area of 50 feet by 50 feet.
2. Material within a tipping area shall not exceed 5 feet in height at any time.
3. Tipping areas shall be separated from all piles by a 20-foot-wide fire access lane.
4. A fire hydrant or approved fire water supply outlet shall be located within 150 feet of all points along the perimeter of the tipping area.
5. All material within a tipping area shall be processed within 5 days of receipt.

**Section 2808.14 Emergency Contact** is hereby added as follows:

**2808.14 Emergency Contact.** The contact information of a responsible person or persons shall be provided to the Fire Department and shall be posted at the entrance to the facility for responding units. The responsible party should be available to respond to the business in emergency situation.

**Section 2808.15 Maximum Grid of Piles and Rows** is hereby added as follows:

**2808.15 Maximum Grid of Piles and Rows,** Rows of Piles shall not exceed 500 feet by 500 feet. Grids shall be separated by a minimum 50-foot clear space used for no other purpose.

**2808.16 Push-out / Clear area** is hereby added as follows:

**2808.16 Push-out / Clear area** Piles exceeding 20 cubic yards shall be provided

with push-out areas. Push-out areas shall be maintained clear at all times to allow for the largest pile to be spread out to a depth of 2 feet in height. Push-out areas shall be located within 250 feet of all edges of any pile and shall be located a minimum of 20 feet from any building.

**Chapter 29  
Manufacture of Organic Coatings**

**Chapter 29 Manufacture of Organic Coatings** is adopted in its entirety.

**Chapter 30  
Industrial Ovens**

**Chapter 30 Industrial Ovens** is adopted in its entirety.

**Chapter 31  
Tents, Temporary Special Event Structures and Other Membrane Structures**

**Chapter 31 Temporary Special Event Structures and Other Membrane Structures** is adopted in its entirety as amended by SFM.

**Chapter 32  
High-Piled Combustible Storage**

**Chapter 32 High-Piled Combustible Storage** is adopted in its entirety as amended by SFM.

**Chapter 33  
Fire Safety During Construction and Demolition**

**Chapter 33 Fire Safety During Construction and Demolition** is adopted in its entirety.

**Chapter 34  
Tire Rebuilding and Tire Storage**

**Chapter 34 Tire Rebuilding and Tire Storage** is adopted in its entirety as amended by SFM.

**Chapter 35  
Welding and Other Hot Work**

**Chapter 35 Welding and Other Hot Work** is adopted in its entirety.

**Chapter 36  
Marinas**

**Chapter 36 Marinas** is adopted in its entirety.

**Chapter 37  
Combustible Fibers**

**Chapter 37 Combustible Fibers** is adopted in its entirety.

**Chapter 39  
Processing and Extraction Facilities**

**Chapter 39 Processing and Extraction Facilities** is adopted in its entirety.

**Chapter 40  
Storage of Distilled Spirits and Wines**

**Chapter 40 Storage of Distilled Spirits and Wines** is adopted in its entirety.

**Chapter 48  
Motion Picture and Television Production Studio Sound Stages, Approved Production  
Facilities and Production Locations**

**Chapter 48 Motion Picture and Television Production Studio Sound Stages, Approved  
Production Facilities and Production Locations** is adopted in its entirety.

**Chapter 49  
Requirements for Wildland-Urban Interface Fire Areas**

**Chapter 49 Requirements for Wildland-Urban Interface Fire Areas** is adopted in its entirety  
with the following amendment:

**Section 4903.3 Fuel Modification Plans** is hereby added as follows:

**4903.3 Fuel Modification Plans.** Fuel modification plans shall be reviewed and approved by OCFA for all new buildings to be built or installed in a wildfire risk area. Plans shall meet the criteria set forth in OCFA Guideline C-05 "Vegetation Management Guideline – Technical Design for New Construction Fuel Modification Plans and Maintenance Program."

**Chapter 50  
Hazardous Materials – General Provisions**

**Chapter 50 Hazardous Materials – General Provisions** is adopted in its entirety as amended  
by SFM with the following amendments.

**Section 5001.5.2 Hazardous Materials Inventory Statement (HMIS)**, is hereby revised as  
follows:

**5001.5.2 Hazardous Materials Inventory Statement (HMIS).** Where required by the fire  
code official, an application for a permit shall include. Orange County Fire Authority's  
Chemical Classification Guideline, which shall be completed and approved prior to  
approval of plans, and/or the storage, use or handling of chemicals on the premises.

**Section 5003.1.1.1 Extremely Hazardous Substances** is hereby added as follows:

**5003.1.1.1 Extremely Hazardous Substances.** No person shall use or store any amount  
of extremely hazardous substances (EHS) in excess of the disclosable amounts (see  
Health and Safety Code Section 25500 et al) in a residential zoned or any residentially  
developed property.



**Chapter 51  
Aerosols**

**Chapter 51 Aerosols** is adopted in its entirety.

**Chapter 53  
Compressed Gases**

**Chapter 53 Compressed Gases** is adopted in its entirety.

**Chapter 54  
Corrosive Materials**

**Chapter 54 Corrosive materials** is adopted in its entirety as amended by SFM.

**Chapter 55  
Cryogenic Fluids**

**Chapter 55 Cryogenic Fluids** is adopted in its entirety.

**Chapter 56  
Explosives and Fireworks**

**Chapter 56 Explosives and Fireworks** is adopted in its entirety as amended by SFM with the following amendments:

**Section 5608.2 Firing** is hereby added as follows:

**5608.2 Firing.** All fireworks display, regardless of mortar, device, or shell size, shall be electrically fired.

**Section 5608.3 Application for Permit** is hereby added as follows:

**Section 5608.3 Application for Permit.** A diagram of the grounds on which the display is to be held showing the point at which the fireworks are to be discharged, the fallout area based on 100 feet per inch of shell size, the location of all buildings, roads, and other means of transportation, the lines behind which the audience will be restrained, the location of all nearby trees, telegraph or telephone line, or other overhead obstructions shall be provided to OCFA.

**Chapter 57  
Flammable and Combustible Liquids**

**Chapter 57 Flammable and Combustible Liquids.** Adopt Chapter 57, as adopted and amended by SFM.

**Chapter 58  
Flammable Gases and Flammable Cryogenic Fluids**

**Chapter 58 Flammable Gases and Flammable Cryogenic Fluids.** Adopt Chapter 58 in its entirety as amended by SFM.

**Chapter 59  
Flammable Solids**

**Chapter 59 Flammable Solids** is adopted in its entirety.

**Chapter 60  
Highly Toxic and Toxic Materials**

**Chapter 60 Highly Toxic and Toxic Materials** is adopted in its entirety.

**Chapter 61  
Liquefied Petroleum Gases**

**Chapter 61 Liquefied Petroleum Gases** is adopted in its entirety.

**Chapter 62  
Organic Peroxides**

**Chapter 62 Organic Peroxides** is adopted in its entirety.

**Chapter 63  
Oxidizers, Oxidizing Gases, and Oxidizing Cryogenic Fluids**

**Chapter 63 Oxidizers, Oxidizing Gases, and Oxidizing Cryogenic Fluids** is adopted in its entirety.

**Chapter 64  
Pyrophoric Materials**

**Chapter 64 Pyrophoric Materials** is adopted in its entirety.

**Chapter 65  
Pyroxylin (Cellulose Nitrate) Plastics**

**Chapter 65 Pyroxylin (Cellulose Nitrate) Plastics** is adopted in its entirety.

**Chapter 66  
Unstable (Reactive) Materials**

**Chapter 66 Unstable (Reactive) Materials** is adopted in its entirety.

**Chapter 67  
Water-Reactive Solids and Liquids**

**Chapter 67 Water-Reactive Solids and Liquids** is adopted in its entirety.

**Chapter 80  
Referenced Standards**

**Chapter 80 Referenced Standards** is adopted in its entirety with the following amendments:

**NFPA 13, 2022 Edition, Standard for the Installation of Sprinkler Systems** is hereby

amended as follows:

**Section 16.12.3.3** is hereby revised as follows:

**16.12.3.3** Fire department connections (FDC) shall be of an approved type. The location shall be approved and be no more than 150 feet from a public hydrant. The FDC may be located within 150 feet of a private fire hydrant when approved by the fire code official. The size of piping and the number of 2½" inlets shall be approved by the fire code official. If acceptable to the water authority, it may be installed on the backflow assembly. Fire department inlet connections shall be painted OSHA safety red or as approved. When the fire sprinkler density design requires more than 500 gpm (including inside hose stream demand), or a standpipe system is included, four 2½" inlets shall be provided.

**Section 9.4.3.1** is hereby revised as follows:

**9.4.3.1** When fire sprinkler systems are installed in shell buildings of undetermined use (Spec Buildings) other than warehouses (S occupancies), fire sprinklers of the quick-response type shall be used. Use is considered undetermined if a specific tenant/occupant is not identified at the time the fire sprinkler plan is submitted. Sprinklers in light hazard occupancies shall be one of the following:

- (1) Quick-response type as defined in 3.6.4.8
- (2) Residential sprinklers in accordance with the requirements of 8.4.5
- (3) Quick response CMSA sprinklers
- (4) ESFR sprinklers
- (5) Standard-response sprinklers used for modifications or additions to existing light hazard systems equipped with standard-response sprinklers
- (6) Standard-response sprinklers used where individual standard-response sprinklers are replaced in existing light hazard systems

**Section 9.2.1.7** is hereby revised as follows:

**9.2.1.7** Concealed spaces filled with noncombustible insulation shall not require sprinkler protection when approved by fire code official.

**NFPA 13D 2022 Edition, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes** is hereby amended as follows:

**Section 7.1.2** is hereby revised as follows:

**7.1.2** The sprinkler system piping shall not have separate control valves installed unless supervised by a central station, proprietary, or remote station alarm service.

**NFPA 14, 2019 Edition, Installation of Standpipe and Hose Systems** is hereby amended as follows:

**Section 7.3.1.1** is hereby is deleted in its entirety.

**NFPA 24, 2019 Edition, Standard for the Installation of Private Fire Service Mains and Their Appurtenances** is hereby amended as follows:

**Section 6.2.8.1** is hereby added as follows:

**6.2.8.1** All indicating valves controlling fire suppression water supplies shall be painted OSHA red.

Exceptions:

1. Brass or bronze valves on sprinkler risers mounted to the exterior of the building may be left unpainted.
2. Where OS&Y valves on the detector check assembly are the only control valves, at least one OS&Y valve shall be painted red.

**Section 6.2.9** is hereby amended as follows:

All connections to private fire service mains for fire protection systems shall be arranged in accordance with one of the following so that they can be isolated:

1. A post indicator valve installed not less than 40 ft (12 m) from the building
  - (a) For buildings less than 40 ft (12 m) in height, a post indicator valve shall be permitted to be installed closer than 40 ft (12 m) but at least as far from the building as the height of the wall facing the post indicator valve.
- (2) A wall post indicator valve
- (3) An indicating valve in a pit, installed in accordance with Section 6.4
- (4) A backflow preventer with at least one indicating valve not less than 40 ft (12 m) from the building
  - (a) For buildings less than 40 ft (12 m) in height, a backflow preventer with at least one indicating valve shall be permitted to be installed closer than 40 ft (12 m) but at least as far from the building as the height of the wall facing the backflow preventer.
- (5) Control valves installed in a fire-rated room accessible from the exterior
- (6) Control valves in a fire-rated stair enclosure accessible from the exterior

**Section 10.1.5** is hereby added as follows:

**10.1.5** All ferrous pipe and joints shall be polyethylene encased per AWWA C150, Method A, B, or C. All fittings shall be protected with a loose 8-mil polyethylene tube or sheet. The ends of the tube or sheet shall extend past the joint by a minimum of 12 inches and be sealed with 2-inch-wide tape approved for underground use. Galvanizing does not meet the

requirements of this section.

Exception: 304 or 316 Stainless Steel pipe and fittings

**Section 10.4.1.1** is hereby revised as follows:

**10.4.1.1** All bolted joint accessories shall be cleaned and thoroughly coated with asphalt or other corrosion-retarding material after installation.

Exception: Bolted joint accessories made from 304 or 316 stainless steel.

**Section 10.4.1.1.1** is hereby added as follows:

**10.4.1.1.1** All bolts used in pipe-joint assembly shall be 316 stainless steel.

**Section 10.4.3.2** is hereby deleted.

### **Appendices**

**Appendix A** is deleted in its entirety.

**Appendix B** is adopted in its entirety.

**Appendix BB** is adopted in its entirety.

**Appendix C** is adopted in its entirety.

**Appendix CC** is adopted in its entirety.

**Appendix D** is deleted in its entirety.

**Appendix E** is deleted in its entirety.

**Appendix F** is deleted in its entirety.

**Appendix G** is deleted in its entirety.

**Appendix H** is in its entirety.

**Appendix I** is deleted in its entirety.

**Appendix J** is deleted in its entirety.

**Appendix K** is deleted in its entirety.

**Appendix L** is deleted in its entirety.

**Appendix M** is deleted in its entirety.

**Appendix N** is deleted in its entirety.

Appendix O is deleted in its entirety.”

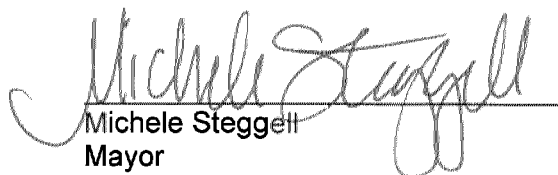
**SECTION 4:** The City Council finds and determines that the adoption of this Ordinance is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15061(b) (3) [14 C.C.R. § 15061(b)(3)] which sets forth the rule that "CEQA" applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

**SECTION 5:** Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held out to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of La Palma hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsection, sentence clause, phrases or portions be declared valid or unconstitutionally.

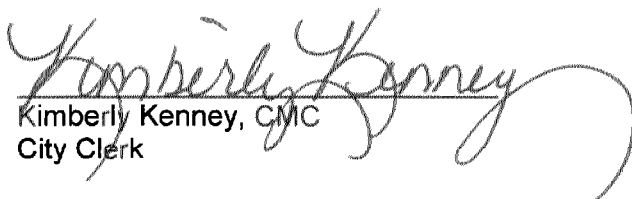
**SECTION 6.** All Actions Regularly Taken. All required proceedings and considerations precedent to the adoption of this Ordinance have been regularly taken in accordance with applicable law.

**SECTION 7:** Effectiveness, Publication. The City Clerk is authorized and directed to publish this Ordinance or a summary thereof in the manner provided by law and in accordance with procedures normally taken.

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of La Palma held on the 1st day of November 2022.

  
Michele Steggell  
Mayor

ATTEST:

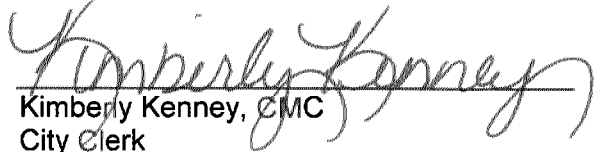
  
Kimberly Kenney, CMC  
City Clerk

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS.  
CITY OF LA PALMA )

I, KIMBERLY KENNEY, City Clerk of the City of La Palma, California, DO HEREBY CERTIFY that the foregoing Ordinance was adopted by the City Council of said City at a regular meeting of said City Council held on the 1st day of November 2022, and that it was so adopted by called vote as follows:

AYES: Baker, Goodman, Patel, Steggell and Waldman

NOES: None

  
\_\_\_\_\_  
Kimberly Kenney, CMC  
City Clerk

**ORDINANCE NO. 2022-10**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA PALMA, CALIFORNIA REPEALING ARTICLE III OF CHAPTER 10 OF THE LA PALMA MUNICIPAL CODE, AND ADDING THERETO A NEW ARTICLE III OF CHAPTER 10 ADOPTING BY REFERENCE THE 2022 EDITIONS OF THE CALIFORNIA CODES AND RELATED MODEL CODES WHICH INCLUDE THE CALIFORNIA BUILDING, RESIDENTIAL, ENERGY, GREEN BUILDING STANDARDS, PLUMBING, MECHANICAL, ELECTRICAL, EXISTING BUILDING CODES, THE INTERNATIONAL PROPERTY MAINTENANCE CODE, AND THE UNIFORM CODE FOR ABATEMENT OF DANGEROUS BUILDING, WITH APPENDICES AND AMENDMENTS THERETO**

**WHEREAS**, the City of La Palma has determined that it is in the City's best interest to adopt updated provisions of the various codes relating to buildings in the City of La Palma; and,

**WHEREAS**, California Health & Safety Code Section 17958 mandates that the City of La Palma adopt ordinances or regulations in accordance with Health & Safety Code Section 17922; and,

**WHEREAS**, on October 4, 2022, the City Council of the City of La Palma adopted Resolution No. 2022-43 setting forth findings for required amendments to the 2022 Edition of the California Building Standards Codes relative to local climatic, topographic, and geologic conditions; and,

**WHEREAS**, on October 4, 2022, the City has conducted a duly noticed Public Hearing and introduced an Ordinance repealing Article III of Chapter 10 of the La Palma Municipal Code, and adding thereto a new Article III of Chapter 10 adopting by reference the 2022 Editions of the California Codes and related Model Codes which include the California Building, Residential, Energy, Green Building Standards, Plumbing, Mechanical, Electrical, Existing Building Codes, the International Property Maintenance Code, and the Uniform Code for Abatement of Dangerous Building, with appendices and amendments thereto; and,

**WHEREAS**, on October 4, 2022, the City set a Public Hearing date for November 1, 2022, to adopt the Ordinance repealing Article III of Chapter 10 of the La Palma Municipal Code and adding thereto a new Article III of Chapter 10 adopting by reference the 2022 Editions of the California Codes and related Model Codes which include the California Building, Residential, Energy, Green Building Standards, Plumbing, Mechanical, Electrical, Existing Building Codes, the International Property Maintenance Code, and the Uniform Code for Abatement of Dangerous Building, with appendices and amendments thereto; and,

**WHEREAS**, the City is required to adopt the 2022 Edition of the California Building Standards Codes as of January 1, 2023.

**NOW, THEREFORE**, the City Council of the City of La Palma Does Hereby Ordain as Follows:

**SECTION 1:** Article III of Chapter 10 of the La Palma City Code are hereby repealed; provided, however, said repeal shall not apply to or excuse any violation hereof occurring prior to



the effective date of this Ordinance and provided further that the codes as adopted therein by reference and amended by the City of La Palma shall continue to be applicable to construction wherein plans have been submitted for plan check as of the effective date of this Ordinance so long as the initial permit therefore is issued not later than ninety (90) days after the effective date of this Ordinance.

**SECTION 2:** Article III of Chapter 10 of the La Palma City Code of the La Palma City Code is hereby amended to added to read, in its entirety, as follows:

### **“ARTICLE III. TECHNICAL CODES**

#### **DIVISION 1. GENERALLY**

##### **Sec. 10-55. Purpose.**

The codes adopted by this article are adopted for the purpose of prescribing regulations for the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, and area of buildings or structures, subject to the regulations appearing in the zoning chapter.

For the purpose of prescribing regulations for erecting, construction, enlargement, alteration, repair, improving, removal, conversion, demolition, occupancy, equipment use, height, and area of buildings and structures, the following construction codes subject to the modifications set forth in this Chapter, are hereby adopted: the California Building Code, 2022 Edition, based on the 2021 International Building Code as published by the International Code Council, including Chapter 1, Division II; the California Residential Code, 2022 Edition, based on the 2021 International Residential Code, including Appendix AX Swimming Pool Safety Act; the California Green Building Standards Code, 2022 Edition; the California Plumbing Code, 2022 Edition, based on the 2021 Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials; the California Mechanical Code, 2022 Edition, based on the 2021 Uniform Mechanical Code as published by the International Association of Plumbing and Mechanical Officials; the California Electrical Code, 2022 Edition, based on the 2020 National Electrical Code as published by the National Fire Protection Association; the International Property Maintenance Code, 2021 Edition, as published by the International Code Council; the Uniform Code For The Abatement of Dangerous Buildings, 1997 Edition, as published by the International Code Council. For the purpose of prescribing regulations for grading and excavations, the most current Orange County Grading and Excavation Code is hereby adopted. The provisions of these Construction Codes as amended by this chapter shall constitute the Building Regulations of the City of {City}. Where the California Code of Regulations and State Building Standards Code of Regulations differ from any sections of the Construction Codes, State regulations shall prevail over the Construction Codes.

One (1) copy of all the above codes and standards therefore are on file in the office of the building official pursuant to Health and Safety Code Section 18942 (d) (1) and are made available for public inspection.

Notwithstanding the provisions of the above-referenced construction codes, all fees for services provided pursuant to the construction codes shall not take effect until a resolution for

such fees is adopted by the City Council pursuant to California Government Code Sections 66016 and 66020.

(Code 1975, § 7-1; Ord. No. 85-08, § 1)

**Sec. 10-56. Conflicts with State law.**

Wherever the provisions of the State Housing Law (Health and Safety Code § 17910 et seq.) shall impose requirements more stringent than those established by this article, the provisions of the State Housing Law shall apply.

(Code 1975, § 7-2; Ord. No. 85-08, § 1)

**Sec. 10-57. Where filed.**

One copy of each of the codes adopted by reference by this article are on file in the office of the City Clerk for use and examination by the public.

(Code 1975, § 7-3; Ord. No. 85-08, § 1)

**Sec. 10-58. Enforcement.**

The Building Official is hereby authorized to enforce the provisions of this article.

(Code 1975, § 7-4; Ord. No. 85-08, § 1)

State law reference(s)—City building department required to enforce State Building Standards Code, State Housing Law, and other rules and regulations promulgated pursuant to them, Health and Safety Code § 17960 et seq.

**Sec. 10-59. References to officials in adopted technical codes.**

Unless otherwise stated in this chapter, where reference is made to the duties of certain officials named within the technical codes which are adopted by reference in this chapter, then that designated official of the City or of Orange County, California, who has duties corresponding to those of the named official in said technical code, shall be deemed to be the responsible official insofar as enforcing the provisions of that technical code are concerned.

**Secs. 10-60—10-76. Reserved.**

**DIVISION 2. ADMINISTRATIVE CODE**

**Sec. 10-77. Adopted.**

The California Administrative Code, 2022 Edition, is hereby adopted, in its entirety, as the Administrative Code of the City of La Palma, as set forth in this division 2, article III of chapter 10. (Ord. No. 2019-03, § 5, 11-19-2019)

**DIVISION 3. BUILDING CODE**

**Sec. 10-98. Adopted.**

The California Building Code, 2022 Edition, is hereby adopted, in its entirety, as the Administrative Code of the City of La Palma, as set forth in this division 3, chapter 10, subject to the modifications set forth in this division.

(Ord. No. 2019-03, § 6, 11-19-2019)

**Sec. 10-99. Additions, amendments, and deletions.**

The following additions, amendments, and deletions are hereby made to the 2022 Edition of the California Building Code adopted by this division:

101.4. Referenced Codes. The California Codes listed in Section 1 of this Ordinance shall be considered part of the requirements of this code to the extent of each such reference.

**Section 104.8 Liability of chapter 1 of the California Building Code is hereby amended by adding a sentence to the end of the paragraph as follows:**

The provisions of this section shall apply if the Building Official or his /her authorized representatives are employees of this jurisdiction and shall also apply if the Building Official or his/her authorized representative are acting under contract as agents of this jurisdiction.

**Section 105 Permits The following revisions are hereby added to section 105 to read, in its entirety, as follows:**

Section 105.2 - Work Exempt from permit. Subsections 1 and 2 of section 105.2 are hereby amended to read, in their entirety, as follows:

1. One-story detached accessory structures used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 120 square feet (11m<sup>2</sup>), and provided that such structures must comply with setback and height requirements of the City Zoning Code.
2. Fences not over 6 feet high. Masonry or concrete fences not over 36 inches in height above lowest adjacent grade.

**Section 105.2 is hereby amended by adding Subsection 14 to read, in its entirety, as follows:**

14. Television and radio receiving and transmitting antennas over 15 feet in height measured from the highest point on the structure on the same lot require a Conditional Use Permit and shall be designed as per standard plans on file in the Building Division of the City of La Palma.

**Section 105.3 is hereby amended to add a second paragraph that reads as follows:**

An expedited review and permit issuance process shall be provided for EV Charging Stations and simplified forms for submittal will be made available on City's website.

**Section 105.5 is hereby amended to add a second paragraph that reads as follows:**

**105.5 Expiration.** Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 12 months after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Time limitation for permit expiration as the result of code enforcement shall be as per notice of violation or as otherwise determined by the Building Official.

**A new Subsection 105.8 entitled "Maintenance of property during construction" is hereby added to section 105 to read, in its entirety, as follows:**

Section 105.8 Maintenance of property during construction. During construction, all property shall be maintained in a reasonably clean and well-kept manner. All lumber and building materials shall be neatly piled or stacked in a safe manner and stored in the rear yard of the residential property or inside the building construction perimeter, except that building materials may be stored in a front yard for a period not to exceed thirty (30) days. A waiver of this requirement may be obtained from the Building Official or his/her designated representative if the construction is screened from view from adjacent occupied or public property with fencing materials approved by city zoning and building regulations.

**Section 107 SUBMITTAL DOCUMENTS The following revisions are hereby added to section 107 to read, in its entirety, as follows:**

**A new Subsection 107.2.9 is hereby added to section 107 to read, in its entirety, as follows:**

107.2.6 Soil Report. A Soil report shall be submitted with all permit applications for new construction and additions. Soil Reports shall be prepared by a professional engineer licensed by the State to prepare such reports. The Building Official may waive this requirement if they find that the scope of work applied for does not necessitate a soil report.

**Section 107.3 of section 107 is hereby amended to add a second paragraph that reads as follows:**

When submittal documents are required by section 107.1, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fees are separate fees from the permit fees specified in section 109.2 and are in addition to the permit fees. Said plan review fee shall be as set forth in the City Council Fee Resolution. The initial plan review fee is for one complete review and one re-check review. Reviews beyond the initial and the re-check shall require addition fees as set forth in the City Council Fee Resolution.

An expedited review and permit issuance process shall be provided for EV Charging Stations and simplified forms for submittal will be made available on City's website.

**Section 107.5 of section 107 is hereby amended to add a second paragraph that reads as follows:**

The approved plans permit application, and inspection card, and other construction documents required by the Building Official shall be imaged after the final inspection and will be a permanent record in the City. The applicant shall pay the cost of imaging at the time of permit. Said imaging fee shall be as set forth in the City Council Fee Resolution.

**SECTION 109 FEES** The following revisions are hereby added to section 109 to read, in its entirety, as follows:

**Section 109.2 is hereby amended by adding a sentence at the end to read as follows:**

The fee for each permit shall be as set forth in the City Council Fee Resolution unless otherwise specified by the code.

**Section 109.6 is hereby amended to read, in its entirety, as follows:**

**109.6 Refunds.** The Building Official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

The Building Official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The Building Official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review has been paid is withdrawn or canceled before any plan reviewing is done.

The Building Official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of payment. No refund will be made for less than \$25.00. Permit and plan check fees will be refunded in their entirety when collected in error.

**SECTION 110 INSPECTIONS.** The following revisions are hereby added to section 110 to read, in its entirety, as follows:

**A new Subsection 110.7 is hereby added to section 110 to read in its entirety as follows:**

**110.7 Re-inspection.** A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

This subsection is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of this Code, but as controlling the practice of calling for inspections before the job is ready for such inspection or re-inspection.

Re-inspection fees may be assessed when the inspection record card is not posted or otherwise made available on the work site; the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the Building Official.

To obtain a re-inspection, the applicant shall file an application therefore in writing upon a form furnished for that purpose and pay the re-inspection fee as established by the City Council Fee Resolution.

In instances where re-inspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

**Section 111.3 is hereby amended to add a second paragraph that reads as follows:**

The application fee for such Temporary Certificate of Occupancy shall be as established by the City Council Fee Resolution. The Temporary Certificate of Occupancy may be subject to such conditions as deemed necessary by the Building Official. The Temporary Certificate of Occupancy expires 30 days after issuance and may be renewed for additional 30-day periods upon providing acceptable justification, the payment of a new application fee for each 30-day period and approval by the Building Official. The violation or failure of any such condition imposed shall be grounds for revocation of such Temporary Certificate of Occupancy.

**Section 113.1 is amended to read as follows:**

113.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall consist of five members, composed of the mayor and the other members of the City Council. Said members shall hold their respective membership on said board of appeals by reason of, and concurrently with their terms of service as Council members and shall cease to be such members upon their ceasing to be Council members. The building official shall be the secretary of the board. The board may adopt reasonable rules and regulations for conducting its investigations and shall render all its decisions and findings on contested matters in writing to the building official, with duplicative copy thereof to any appellant or contestant affected by any such decision of finding.

Three members of the board shall constitute a quorum. The mayor shall be the presiding officer of the board. Meetings shall be conducted in accordance with the Brown Act.

The board shall have the right, subject to such limits as the City Council may prescribe by resolution, to employ at the cost and expense of the City, such qualified individuals as the board, in its discretion, may deem reasonably necessary in order to assist it in its investigations and making its findings and decisions.

**Section 113.3 Board of Appeals is amended to read as follows:**

Board of Appeals when used in the Building Standards Codes shall mean the City Council. The Board of Appeals is hereby established for each of the Building Standards Codes. Depending on the subject of the appeal, specialized expertise may be solicited for the purpose of providing input to the Appeals Board.

**Sections 202 General Definitions is hereby revised by adding "Spark Arrester" as follows:**

SPARK ARRESTER. A listed device constructed of noncombustible material specifically for the purpose of meeting one of the following conditions:

1. Removing and retaining carbon and other flammable particles/debris from the exhaust flow of an internal combustion engine in accordance with California Vehicle Code section 38366.
2. Fireplaces that burn solid fuel in accordance with California Building Code chapter 28.

**Section 701A.3 is hereby revised to read as follows:**

701A.3 Application. New buildings located in any Fire Hazard Severity Zone or any Wildland-Urban Interface Fire Area designated by the enforcing agency constructed after the application date, and additions to and remodel of buildings constructed before 2012 located in areas currently designated as such, shall comply with the provisions of this chapter. The provisions shall also apply to additions, remodels, and accessory structures located within 100 feet of a fuel modification zone, vegetation management area, or similar area containing hazardous combustible vegetation, regardless of whether the property is currently located in a designated Fire Hazard Severity Zone or Wildland-Urban Interface Fire Area, when materials and/or construction methods for exterior wildfire exposure were previously required at the property by the Building or Fire Code Official.

**Exceptions:**

1. Buildings of an accessory character classified as a Group U occupancy and not exceeding 120 square feet in floor area, when located at least 30 feet from the applicable building.
2. Buildings of an accessory character classified as a Group U occupancy of any size located least 50 feet from an applicable building.
3. Buildings classified as a Group U Agricultural Building, as defined in section 202 of this code (see also Appendix C - Group U Agricultural Buildings), when located at least 50 feet from an applicable building.

**Section 710A.3.2 is hereby revised to read as follows:**

710A.3.2 Detached accessory structures within 50 feet of an applicable building shall comply with the requirements of this section.

**Section 710A.4 is hereby revised to read as follows:**

710A.4 Requirements. Accessory structures shall be constructed of non-combustible or ignition-resistant materials.

**Section 903.2 is hereby revised to read as follows:**

903.2 Where required. Approved automatic sprinkler systems in buildings and structures shall be provided when one of the following conditions exists:

1. New buildings: Notwithstanding any applicable provisions of sections 903.2.1 through 903.2.19, an automatic fire-extinguishing system shall also be installed in

all occupancies when the total building area exceeds 5,000 square feet as defined in section 202, regardless of fire areas or allowable area, or is more than two stories in height.

Exception: Subject to approval by the Fire Code Official, open parking garages in accordance with section 406.5 of the California Building Code.

2. Existing Buildings: Notwithstanding any applicable provisions of this code, an automatic sprinkler system shall be provided in an existing building when an addition occurs and one of the following conditions exists:
  - a. When an addition is 33% or more of the existing building area, and the resulting building area exceeds 5,000 square feet.
  - b. When an addition exceeds 2,000 square feet and the resulting building area exceeds 5,000 square feet.
  - c. An additional story is added above the second floor regardless of fire areas or allowable area.

Exception: Additions to Group R-3 occupancies shall comply with section 903.2.8 (2).

**Section 903.2.8 is hereby revised to read as follows:**

903.2.8 Group R. An automatic sprinkler system installed in accordance with section 903.3 shall be provided throughout all buildings with a Group R fire area as follows:

1. New Buildings: An automatic sprinkler system shall be installed throughout all new buildings.

Existing R-3 Buildings: An automatic sprinkler system shall be installed throughout when one of the following conditions exists:

When the floor area of alterations or additions within any two-year period exceeds 50 percent of gross floor area of the existing structure and the building gross floor area exceeds 5,500 square feet; or:

When an existing Group R Occupancy is being substantially renovated, and where the scope of the renovation is such that the Building Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.

Exceptions:

1. Existing Group R-3 occupancies converted to Group R-3.1 occupancies and not housing bedridden clients, not housing non-ambulatory clients above the first floor, and not housing clients above the second floor.



2. Existing Group R-3 occupancies converted to Group R-3.1 occupancies housing only one bedridden client and complying with section 435.8.3.3 of the California Building Code.
3. Pursuant to Health and Safety Code, section 13113, occupancies housing ambulatory children only, none of whom are mentally ill children or children with intellectual disabilities, and the buildings or portions thereof in which such children are housed are not more than two stories in height, and building or portions thereof housing such children have an automatic fire alarm system activated by approved smoke detectors.
4. Pursuant to Health and Safety Code, section 13143.6, occupancies licensed for protective social care which house ambulatory clients only, none of whom is a child (under the age of 18 years), or who is elderly (65 years of age or over).

When not used in accordance with section 504.2 or 506.3 of the California Building Code, an automatic sprinkler system installed in accordance with section 903.3.1.2 shall be allowed in Group R-2.1 occupancies.

An automatic sprinkler system designed in accordance with section 903.3.1.3 shall not be utilized in Group R-2.1 or R-4 occupancies.

**Section 903.3.5.3 Hydraulically Calculated Systems is hereby added as follows:**

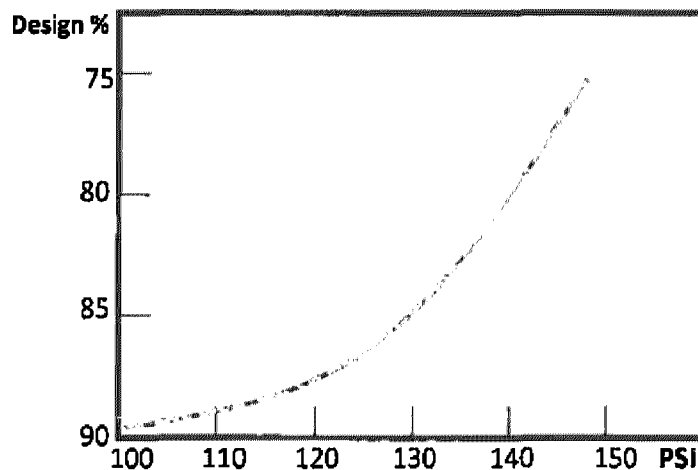
903.3.5.3 Hydraulically Calculated Systems. The design of hydraulically calculated fire sprinkler systems shall not exceed 90% of the water supply capacity.

Exception:

When static pressure exceeds 100 psi, and when required by the fire code official, the fire sprinkler system shall not exceed the water supply capacity specified by Table 903.3.5.3.

**TABLE 903.3.5.3**

**Hydraulically Calculated Systems**



**Chapter 35 Referenced Standards is adopted in its entirety with the following amendments:**

NFPA 13, 2019 Edition, Standard for the Installation of Sprinkler Systems is hereby amended as follows:

**Section 6.7.3 is hereby revised to read as follows:**

**Section 8.3.3.1 is hereby revised to read as follows:**

**Section 11.1.1.1 is hereby added as follows:**

**Section 11.2.3.1.1.1 is hereby added as follows:**

**NFPA 13D 2019 Edition, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes is hereby amended as follows:**

**Section 7.1.2 is hereby revised to read as follows:**

**NFPA 14, 2019 Edition, Installation of Standpipe and Hose Systems is hereby amended as follows:**

**Section 7.3.1.1 is hereby revised to read as follows:**

**NFPA 24, 2019 Edition, Standard for the Installation of Private Fire Service Mains and Their Appurtenances is hereby amended as follows:**

**Section 6.2.8.1 is hereby added as follows:**

**Section 6.2.9 is hereby revised to read as follows:**

**Section 10.1.5 is hereby added as follows:**

**Section 10.4.1.1 is hereby revised to read as follows:**

**Section 10.4.1.1.1 is hereby added as follows:**

**Section 10.4.3.2 is hereby revised to read as follows:**

**SECTION 1505.1 is hereby amended, by the deletion of Table 1505.1 and the addition of a new Table 1505.1 thereto, to read as follows:**

**TABLE 1505.1<sup>a</sup>  
MINIMUM ROOF COVERING CLASSIFICATIONS  
TYPES OF CONSTRUCTION**

<b>IA</b>	<b>IB</b>	<b>IIA</b>	<b>IIB</b>	<b>IIIA</b>	<b>IIIB</b>	<b>IV</b>	<b>VA</b>	<b>VB</b>
<b>B</b>	<b>B</b>	<b>B</b>	<b>B</b>	<b>B</b>	<b>B</b>	<b>B</b>	<b>B</b>	<b>B</b>

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m<sup>2</sup>.

a. Unless otherwise required in accordance with Chapter 7A.

**Section 1505.1.2 is amended, by the deletion of the entire section and the addition of a new section thereto, to read as follows:**

1505.1.2 Roof coverings within all other areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class B.

**Section 1505.1.3 is amended, by the deletion of the entire section and the addition of a new section thereto, to read as follows:**

1505.1.3 Roof coverings within all other areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class A.

**Section 1505.5 is amended, by the deletion of the entire section.**

**Section 1505.7 is amended, by the deletion of the entire section.**

**Section 1807.1.6 is amended to read as follows:**

1807.1.6 Prescriptive design of concrete and masonry foundation walls. Concrete and masonry foundation walls that are laterally supported at the top and bottom shall be permitted to be designed and constructed in accordance with this section. Prescriptive design of foundation walls shall not be used for structures assigned to Seismic Design Category D2, or E.

**SECTION 3109 - Swimming Pool Enclosures and Safety Devices. Section 3109 is hereby amended to add the following definitions to read as follows:**

Section 3109.2 Construction permit; safety features required. New or remodel pools or spas, at a private single-family home, shall have an enclosure complying with the amended California Residential Code Appendix AX.

Section 3109.4.1 is amended by deleting 48 inches and replacing with 60 inches.

**Section 3109.4.4 is amended to clarify that pool barriers which are already in the Code are scoped so as to apply on all private swimming pools and is to read as follows:**

PRIVATE POOL, is any constructed pool, permanent or portable, and over 18 inches deep which is intended for non-commercial use as swimming pool by not more than three owner families and their guests.

**Section 3109.4.4.2 is modified by deleting the first paragraph in its entirety and a new paragraph is substituted to read as follows:**

3109.4.4.2 Construction permit; safety features required. Commencing January 1, 1998, except as provided in section 3109.4.4.5, whenever a construction permit is issued for construction of a new private pool at a residence, it shall have an enclosure complying with 3109.4.4.3 and, it shall be equipped with at least one of the following safety features:

**A new Subsection 3109.6 is hereby added to section 3109 of California Building Code to read as follows:**

3109.6 Sound Attenuation. Filters, heating systems, and pumps installed to serve pool, spa, hot tub, waterfall, or any body of water, shall be enclosed and soundproofed. An acoustical report prepared by a licensed or approved acoustical professional can be used to substitute for sound wall enclosures as long as the report demonstrates the compliance of the requirements specified in section 44-267 of the La Palma City Code."

**Chapter 35 Referenced Standards is hereby adopted and revised as follows:**

NFPA 13, 2019 Edition, Standard for the Installation of Sprinkler Systems is hereby amended as follows:

**Section 6.8.3 is hereby revised as follows:**

6.8.3 Fire department connections (FDC) shall be of an approved type. The FDC shall contain a minimum of two 2 ½" inlets. The location shall be approved and be no more than 150 feet from a public hydrant. The FDC may be located within 150 feet of a private fire hydrant when approved by the fire code official. The size of piping and the number of inlets shall be approved by the fire code official. If acceptable to the water authority, it may be installed on the backflow assembly. Fire department inlet connections shall be painted OSHA safety red. When the fire sprinkler density design requires 500 gpm (including inside hose stream demand) or greater, or a standpipe system is included, four 2 ½" inlets shall be provided.

**Section 8.3.3.1 is hereby revised as follows:**

8.3.3.1. When fire sprinkler systems are installed in shell buildings of undetermined use (Spec Buildings) other than warehouses (S occupancies), fire sprinklers of the quick-response type shall be used. Use is considered undetermined if a specific tenant/occupant is not identified at the time the fire sprinkler plan is submitted. Sprinklers in light hazard occupancies shall be one of the following:

7. Quick-response type as defined in 3.6.4.7
8. Residential sprinklers in accordance with the requirements of 8.4.5
9. Standard-response sprinklers used for modifications or additions to existing light hazard systems equipped with standard-response sprinklers
10. Standard-response sprinklers used where individual standard-response sprinklers are replaced in existing light hazard systems

**Section 8.17.1.1.1 is hereby added as follows:**

8.17.1.1.1 Residential Waterflow Alarms. A local water-flow alarm shall be provided on all sprinkler systems and shall be connected to the building fire alarm or water-flow monitoring system, where provided. Group R occupancies not requiring a fire alarm system by the California Fire Code shall be provided with a minimum of one approved interior alarm device in each unit. Interior alarm devices shall be required to provide 55 dBA or 15 dBA above ambient, whichever is greater, throughout all living spaces within each unit. Sound levels in all sleeping areas with all intervening doors closed shall be a minimum of 15 dBA above the average ambient sound level but not less than 75 dBA, whichever is greater. When not connected to a fire alarm or water-flow monitoring system, audible devices shall be powered from an uninterruptible circuit (except for over-current protection) serving normally operated appliances in the residence.

**Section 11.1.1.2 is hereby added as follows:**

11.1.1.2 When fire sprinkler systems are required in buildings of undetermined use other than warehouses, they shall be designed and installed to have a fire sprinkler density of not less than that required for an Ordinary Hazard Group 2 use, with no reduction(s) in density or design area. Warehouse fire sprinkler systems shall be designed to Figure 16.2.1.3.2 (d) curve "G". Use is considered undetermined if a specific tenant/occupant is not identified at the time the sprinkler plan is submitted. Where a subsequent occupancy requires a system with greater capability, it shall be the responsibility of the occupant to upgrade the system to the required density for the new occupancy.

**Section 11.2.3.1.1.1 is hereby added as follows:**

11.2.3.1.1.1 The available water supply for fire sprinkler system design shall be determined by one of the following methods, as approved by the Fire Code Official:

- 4) Subtract the project site elevation from the low water level for the appropriate pressure zone and multiply the result by 0.433;
- 5) Use a maximum of 40 psi, if available;
- 6) Utilize the Orange County Fire Authority water-flow test form/directions to document a flow test conducted by the local water agency or an approved third party licensed in the State of California.

**Section 23.2.1.1 is hereby revised as follows:**

Section 23.2.1.1 Where a waterflow test is used for the purposes of system design, the test shall be conducted no more than 6 months prior to working plan submittal unless otherwise approved by the authority having jurisdiction.

**NFPA 13R 2019 Edition, Installation of Sprinkler System in Residential Occupancies up to and Including Four Stories in Height is hereby amended as follows:**

**Section 6.16.1 is hereby revised as follows:**

6.16.1 A local water-flow alarm shall be provided on all sprinkler systems and shall be connected to the building fire alarm or water-flow monitoring system where provided. Group R occupancies containing less than the number of stories, dwelling units or occupant load specified in the California Fire Code as requiring a fire alarm system shall be provided with a minimum of one approved interior alarm device in each unit. Interior alarm devices shall be required to provide 55 dBA or 15 dBA above ambient, whichever is greater, throughout all living spaces within each dwelling unit. Sound levels in all sleeping areas with all intervening doors closed shall be a minimum of 15 dBA above the average ambient sound level but not less than 75 dBA, whichever is greater. When not connected to a fire alarm or water-flow monitoring system, audible devices shall be powered from an uninterruptible circuit (except for over-current protection) serving normally operated appliances in the residence.

There shall also be a minimum of one exterior alarm indicating device, listed for outside service and audible from the access roadway that serves that building.

**NFPA 13D 2019 Edition, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes is hereby amended as follows:**

**Section 4.1.3 is hereby added as follows:**

4.1.3 Stock of Spare Sprinklers

**Section 4.1.3.1 is hereby added as follows:**

4.1.3.1. A supply of at least two sprinklers for each type shall be maintained on the premises so that any sprinklers that have operated or been damaged in any way can be promptly replaced.

**Section 4.1.3.2 is hereby added as follows:**

4.1.3.2 The sprinklers shall correspond to the types and temperature ratings of the sprinklers in the property.

**Section 4.1.3.3 is hereby added as follows:**

4.1.3.3 The sprinklers shall be kept in a cabinet located where the temperature to which they are subjected will at no time exceed 100 °F (38 °C).

**Section 4.1.3.4 is hereby added as follows:**

4.1.3.4 A special sprinkler wrench shall be provided and kept in the cabinet to be used in the removal and installation of sprinklers. One sprinkler wrench shall be provided for each type of sprinkler installed.

**Section 7.1.2 is hereby revised as follows:**

7.1.2 The system piping shall not have a separate control valve unless supervised by a central station, proprietary or remote station alarm service.

**Section 7.6 is hereby deleted in its entirety and replaced as follows:**

7.6 Alarms. Exterior alarm indicating device shall be listed for outside service and audible from the street from which the house is addressed. Exterior audible devices shall be placed on the front or side of the structure and the location is subject to final approval by the fire code official. Additional interior alarm devices shall be required to provide 55 dBA or 15 dBA above ambient, whichever is greater, throughout all living spaces. Sound levels in all sleeping areas with all intervening doors closed shall be a minimum of 15 dBA above the average ambient sound level but not less than 75 dBA, whichever is greater. Audible devices shall be powered from an uninterruptible circuit (except for over-current protection) serving normally operated appliances in the residence.

Exceptions:

1. When an approved water flow monitoring system is installed, interior audible devices may be powered through the fire alarm control panel.
2. When smoke detectors specified under CBC section 907.2.11 are used to sound an alarm upon waterflow switch activation.

**NFPA 14, 2019 Edition, Installation of Standpipe and Hose Systems is hereby amended as follows:**

**Section 7.3.1.1 is hereby deleted in its entirety and replaced as follows:**

7.3.1.1 Class I and III Standpipe hose connections shall be unobstructed and shall be located not less than 18 inches or more than 24 inches above the finished floor. Class II Standpipe hose connections shall be unobstructed and shall be located not less than 3 feet or more than 5 feet above the finished floor.

**NFPA 24, 2019 Edition, Standard for the Installation of Private Fire Service Mains and Their Appurtenances is hereby amended as follows:**

**Section 6.2.1.1 is hereby added as follows:**

6.2.1.1 The closest upstream indicating valve to the riser shall be painted OSHA red.

**Section 6.2.11 (5) is hereby deleted without replacement and (6) and (7) renumbered:**

- (5) Control Valves installed in a fire-rated room accessible from the exterior.
- (6) Control valves in a fire-rated stair enclosure accessible from the exterior as permitted by the authority having jurisdiction.

**Section 6.3.3 is hereby added as follows:**

Section 6.3.3 All post indicator valves controlling fire suppression water supplies shall be painted OSHA red.

**Section 10.1.6.3 is hereby added as follows:**

10.1.6.3 All ferrous pipe shall be coated and wrapped. Joints shall be coated and wrapped after assembly. All fittings shall be protected with a loose 8-mil polyethylene tube. The ends of the tube shall extend past the joint by a minimum of 12 inches and be sealed with 2-inch-wide tape approved for underground use. Galvanizing does not meet the requirements of this section.

Exception: 304 or 316 Stainless Steel pipe and fittings

**Section 10.3.6.2 is hereby revised as follows:**

10.3.6.2 All bolted joint accessories shall be cleaned and thoroughly coated with asphalt or other corrosion-retarding material, prior to poly-tube, and after installation.

Exception: Bolted joint accessories made from 304 or 316 stainless steel.

**Section 10.3.6.3 is hereby added as follows:**

10.3.6.3 All bolts used in pipe-joint assembly shall be 316 stainless steel.

**Section 10.6.3.1 is hereby deleted and replaced as follows:**

10.6.3.1 Where fire service mains enter the building adjacent to the foundation, the pipe may run under a building to a maximum of 24 inches, as measured from the interior face of the exterior wall to the center of the vertical pipe. The pipe under the building or building foundation shall be 304 or 316 stainless steel and shall not contain mechanical joints or it shall comply with 10.6.2.

**Section 10.6.4 is hereby revised as follows:**

10.6.4 Pipe joints shall not be located under foundation footings. The pipe under the building or building foundation shall be 304 or 316 stainless steel and shall not contain mechanical joints.

**Appendix G Flood Resistant Construction, Appendix I Patio Covers, Appendix J Grading, based on the 2021 International Building Code as published by the International Code Council are added to article III, division 4 of chapter 10 in their entirety.**

(Ord. No. 2019-03 , § 6, 11-19-2019)

**Secs. 10-100—10-126. Reserved.**

**DIVISION 4. MECHANICAL CODE**

**Sec. 10-127. Adopted.**

The California Mechanical Code, 2022 Edition, based on the 2021 Uniform Mechanical Code, as published by the International Association of Plumbing and Mechanical Officials, is hereby adopted, in its entirety, as the Mechanical Code of the City of La Palma, as set forth in this division 4, chapter 10.



(Ord. No. 2019-03, § 7, 11-19-2019)

**Secs. 10-128—10-152. Reserved.**

#### **DIVISION 5. PLUMBING CODE**

**Sec. 10-153. Adopted.**

The California Plumbing Code, 2022 Edition, based on the 2018 Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials is hereby adopted, in its entirety, as the Plumbing Code of the City of La Palma, together with the amendments, additions, and deletions thereto set forth in this division.

(Ord. No. 2019-03, § 8, 11-19-2019)

#### **DIVISION 6. ELECTRICAL CODE**

**Sec. 10-177. Adopted.**

The California Electrical Code, 2022 Edition, based on the 2020 National Electrical Code as published by the National Fire Protection Association is hereby adopted, in its entirety, as the Electrical Code of the City of La Palma, together with the amendments, additions, and deletions thereto as set forth in this division 6, chapter 10.

(Ord. No. 2019-03, § 9, 11-19-2019)

**Sec. 10-178. Additions, amendments, and deletions.**

The following additions, amendments, and deletions are hereby made to the California Electrical Code adopted by this division:

**Article 310.106(B) Conductor Material is amended by the addition of a second paragraph to read as follows:**

Copper wire shall be used for wiring No. 6 and smaller in all installations. Consideration for use of aluminum wiring can be made by the Building Official for feeder lines only on an individual basis where adequate safety measures can be ensured.

**Article 310 Conductors for General Wiring is amended by the addition of Article 310.121 to read as follows:**

310.121 Continuous inspection of aluminum wiring. Aluminum conductors of No. six (6) or smaller used for branch circuits shall require continuous inspection by an independent testing agency approved by the Building Official for proper torque of connections at their termination point.

**Article 690.13 Building or Other Structure Supplied by a Photovoltaic System is amended by the addition to read as follows:**

Location. The PV disconnecting means shall be installed at a readily accessible location either on the outside of a building or structure or inside nearest the point of entrance of the system conductors. ***A single, visible-open, lockable AC disconnect shall be within 3 feet of meter on the exterior of the building.***

(Ord. No. 2019-03, § 9, 11-19-2019)

## **DIVISION 7. RESIDENTIAL CODE**

### **Sec. 10-210. Adopted.**

The California Residential Code, 2022 Edition, based on the 2021 International Residential Code is hereby adopted, in its entirety, as the Residential Code of the City of La Palma, together with the amendments, additions, and deletions thereto as set forth in this division 7, chapter 10.

(Ord. No. 2019-03, § 10, 11-19-2019)

### **Sec. 10-211. Amendments, additions, and deletions.**

The following additions, amendments, and deletions are hereby made to the California Residential Code adopted by this division:

**SECTION 105 Permits** The following revisions are hereby added to section 105 to read, in its entirety, as follows:

Section R105.2 - Work Exempt from permit. Subsections 1 and 2 of section R105.2 are hereby amended to read, in their entirety, as follows:

1. One-story detached accessory structures used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 120 square feet (11m<sup>2</sup>), and provided that such structures must comply with setback and height requirements of the City Zoning Code.
2. Fences not over 6 feet high. Masonry or concrete fences not over 36 inches in height above lowest adjacent grade.

**Section R105.2 is hereby amended by adding Subsection 14 to read, in its entirety, as follows:**

14. Television and radio receiving and transmitting antennas over 15 feet in height measured from the highest point on the structure on the same lot require a Conditional Use Permit and shall be designed as per standard plans on file in the Building Division of the City of La Palma.

**Section R105.3.2 Time limitation of application. Subsection R105.3.2 of section R105 is hereby amended to read in its entirety as follows:**

R105.3.2. Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned one hundred eighty (180) days after the date of filing, unless such application has been pursued in good faith or permit has been issued; except that the Building Official is authorized to grant one extension of time for an additional period not exceeding one hundred eighty (180) days. The extension shall be requested in writing and justifiable cause demonstrated. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan check fee.

**Section R105.5 Expiration. Subsection R105.5 of section R105 is hereby amended to read in its entirety as follows:**

Section R105.5 Expiration. Every Permit issued shall become invalid unless the work authorized by such permit is commenced within 12 months after its issuance, or after commencement of work if more than 180 days pass between inspections or abandoned. The building official is authorized to grant, in writing, one or more extensions of time, for a period not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated that:

1. No changes have been made or will be made in the original plans and specifications for such work; and
2. Such suspension or abandonment has not exceeded one (1) year; and
3. A reendorsement of the compliance of the plans with the applicable regulations, by the Building Official, shall be obtained.

Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The Building Official may extend the time for action by the permittee for a period not exceeding one hundred eighty (180) days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once.

**Section R105.10 Maintenance of property during construction. A new Subsection R105.10 is hereby added to section R105 to read in its entirety as follows:**

R105.10. During construction, all property shall be maintained in a reasonably clean and well-kept manner. All lumber and building materials shall be neatly piled or stacked in a safe manner and stored in the rear yard of the residential property or inside the building construction perimeter, except that building materials may be stored in a front yard for a period not to exceed thirty (30) days. A waiver of this requirement may be obtained from the Building Official or their designated representative if the construction is screened from view from adjacent occupied or public property with fencing materials approved by city zoning and building regulations.

**Section R106.3 - Examination of documents. Subsection R106.3 of section R106 is hereby amended to add a second paragraph that reads as follows:**

R106.3 Examination of documents. When submittal documents are required by section R106.1, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fees are separate fees from the permit fees specified in section R108.2 and are in addition to the permit fees. Said plan review fee shall be as set forth in the City Council Fee Resolution. The initial plan review fee is for one complete review and one re-check review. Reviews beyond the initial and the re-check shall require addition fees as set forth in the City Council Fee Resolution.

**Section R106.5 - Retention of construction documents. Subsection R106.5 of section R106 is hereby amended to add a second paragraph that reads as follows:**

R106.5 Retention of construction documents. The approved plans, permit application, and inspection card, and other construction documents required by the Building Official shall be imaged after the final inspection and will be a permanent record in the City. The applicant shall pay the cost of imaging at the time of permit. Said imaging fee shall be as set forth in the City Council Fee Resolution.

**Section R108.3 - Building permit valuations. Subsection R108.3 of section R108 is hereby amended to add a second paragraph that reads as follows:**

R108.3. Building permit valuation. The Building Official shall make the determination of value or valuation under any provisions of this code. The valuation shall be determined by using rational methods established by the Building Official that reasonably establish the construction value or the contract price of the actual construction cost. The value of work to be used in computing the Building Permit and Building Plan Review fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems, and any other permanent equipment.

**Section R108.5 - Refunds. Section 108.5 is hereby amended to read as follows:**

R108.5 Refunds. The Building Official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

The Building Official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The Building Official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review has been paid is withdrawn or canceled before any plan reviewing is done.

The Building Official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of payment. No refund will be made for less than \$25.00. Permit and plan check fees will be refunded in their entirety then collected in error.

**Section R109.5 - Reinspections. A new Subsection R109.5 is hereby added to section R109 to read in its entirety as follows:**

R109.5 Reinspections. A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

This subsection is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of this Code, but as controlling the practice of calling for inspections before the job is ready for such inspection or reinspection.

Reinspection fees may be assessed when the inspection record card is not posted or otherwise made available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the Building Official.

To obtain a reinspection, the applicant shall file an application therefore in writing upon a form furnished for that purpose and pay the re-inspection fee as established by the City Council Fee Resolution.

In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

**Section R110.4 - Temporary occupancy. Subsection R110.4 of section R110 is hereby amended to add a second paragraph that reads as follows:**

R110.4 Temporary occupancy. The application fee for such Temporary Certificate of Occupancy shall be as established by the City Council Fee Resolution. The Temporary Certificate of Occupancy may be subject to such conditions as deemed necessary by the Building Official. The Temporary Certificate of Occupancy expires 30 days after issuance and may be renewed for additional 30-day periods upon providing acceptable justification, the payment of a new application fee for each 30-day period and approval by the Building Official. The violation or failure of any such condition imposed shall be grounds for revocation of such Temporary Certificate of Occupancy.

**Section R112.1 is amended to read as follows:**

113.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall consist of five members, composed of the mayor and the other members of the City Council. Said members shall hold their respective membership on said board of appeals by reason of, and concurrently with their terms of service as Council members and shall cease to be such members upon their ceasing to be Council members. The building official shall be the secretary of the board. The board may adopt reasonable rules and regulations for conducting its investigations and shall render all its decisions and findings on contested matters in writing to the building official, with duplicative copy thereof to any appellant or contestant affected by any such decision of finding.

Three members of the board shall constitute a quorum. The mayor shall be the presiding officer of the board. Meetings shall be conducted in accordance with the Brown Act.

The board shall have the right, subject to such limits as the City Council may prescribe by resolution, to employ at the cost and expense of the City, such qualified individuals as the board, in its discretion, may deem reasonably necessary in order to assist it in its investigations and making its findings and decisions.

**Section R112.3 is deleted in its entirety without replacement.**

**Chapter 2 Definitions is adopted in its entirety with the following amendment:**

**Section 202 Definitions is hereby revised by adding "OCFA" and "Spark Arrester" as follows:**

OCFA: Orange County Fire Authority, fire authority having jurisdiction.

SPARK ARRESTER. A listed device constructed of noncombustible material specifically for the purpose of meeting one of the following conditions:

1. Removing and retaining carbon and other flammable particles/debris from the exhaust flow of an internal combustion engine in accordance with California Vehicle Code section 38366.
2. Fireplaces that burn solid fuel in accordance with California Building Code chapter 28.

**Chapter 3 Building Planning is adopted in its entirety with the following amendments and additions:**

Table R301.2 is revised to read as follows:

**TABLE R301.2 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

Ground snow load <sup>o</sup>	WIND DESIGN				Seismic design category <sup>f</sup>	SUBJECT TO DAMAGE FROM			Ice barrier underlay ment required <sup>h</sup>	Flood hazards <sup>9</sup>	Air freezing index <sup>i</sup>	Mean annu al temp <sup>j</sup>
	Speed <sup>d</sup> (mph)	Topo. effects <sup>k</sup>	Special wind region <sup>l</sup>	Windbor ne debris zone <sup>m</sup>		Weathe ring <sup>a</sup>	Frost line depth <sup>b</sup>	Termite <sup>c</sup>				
Zero	95	No	No	No	D <sub>2</sub> or E	Negligible	12-24"	Very Heavy	No	Yes/No	0	60

**TABLE R301.2(1)  
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY <sup>f</sup>	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP <sup>e</sup>	ICE BARRIER UNDERLAYMENT REQUIRED <sup>h</sup>	FLOOD HAZARDS <sup>g</sup>	AIR FREEZING INDEX <sup>i</sup>	MEAN ANNUAL TEMP <sup>j</sup>
	Speed <sup>d</sup> (mph)	Topographic effects <sup>k</sup>	Special wind region <sup>l</sup>	Wind-borne debris zone <sup>m</sup>		Weathering <sup>n</sup>	Frost line Depth <sup>b</sup>	Termite <sup>c</sup>					
Zero	110	No	No	No	D <sub>2</sub> or E	Negligible	12-24"	Very Heavy	43	No	Yes/No	0	60

**Section R301.9 Fuel Modification Requirements for New Construction is hereby added as follows:**

R301.9 Fuel Modification Requirements for New Construction. All new structures and facilities adjoining land containing hazardous combustible vegetation shall be approved and in accordance with the requirements of OCFA Guideline C-05 "Vegetation Management Guideline - Technical Design for new Construction Fuel Modification Plans and Maintenance Program."

**Section R309.6 Fire sprinkler attached garages, and carports with habitable space above is hereby amended by modifying the exception to read as follows:**

Exception: An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing carports and/or garages that do not have an automatic fire sprinkler system installed unless a sprinkler system is required in accordance with California Fire Code section 903.2.8 as amended.

**Section R313.1 Townhouse automatic fire sprinkler systems is hereby amended by modifying the exception to read as follows:**

Exception: An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing townhouses that do not have an automatic fire sprinkler system installed unless a sprinkler system is required in accordance with California Fire Code section 903.2.8 as amended.

**Section R313.2 One- and two-family dwellings automatic fire sprinkler systems is hereby amended by modifying the exception to read as follows:**

3. Existing R-3 Buildings: An automatic residential fire sprinkler system shall be installed in one-and two-family dwellings throughout when one of the following conditions exists:
  - a. When the floor area of alterations or additions within any two-year period exceeds 50 percent of gross floor area of the existing structure and the building gross floor area exceeds 5,500 square feet; or:

- b. When an existing Group R Occupancy is being substantially renovated, and where the scope of the renovation is such that the Building Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building. Section R313.3.6.2.2 Calculation procedure is hereby revised to read as follows: Section R313.3.6.2.2 Calculation procedure. Determination of the required size for water distribution piping shall be in accordance with the following procedure and California Fire Code section 903.3.5.3.

**Section R319.1 Address identification is hereby revised to read as follows:**

R319 Site Address. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than four inches in height with a stroke width of not less than 0.5 inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

**Section R337.1.3 Application is hereby revised to read as follows:**

R337.1.3 Application. New buildings located in any Fire Hazard Severity Zone or any Wildland-Urban Interface Fire Area designated by the enforcing agency constructed after the application date, and additions to and remodel of buildings constructed before 2012 located in areas currently designated as such, shall comply with the provisions of this chapter. The provisions shall also apply to additions, remodels, and accessory structures located within 100 feet of a fuel modification zone, vegetation management area, or similar area containing hazardous combustible vegetation, regardless of whether the property is currently located in a designated Fire Hazard Severity Zone or Wildland-Urban Interface Area, when materials and/or construction methods for exterior wildfire exposure were previously required at the property by the Building or Fire Code Official.

Exceptions:

1. Buildings of an accessory character classified as a Group U occupancy and not exceeding 120 square feet in floor area, when located at least 30 feet from an applicable building.
2. Buildings of an accessory character classified as a Group U occupancy of any size located at least 50 feet from an applicable building.
2. Buildings classified as a Group U Agricultural Building, as defined in section 202 of this code (see also Appendix C - Group U Agricultural Buildings), when located at least 50 feet from an applicable building.



**Section R337.1.6 Fuel Modification Requirements for New Construction is hereby added as follows:**

R337.1.6 Fuel Modification Requirements for New Construction. All new buildings to be built or installed in a Wildfire Risk Area shall comply with the following:

1. Preliminary fuel modification plans shall be submitted to and approved by the fire code official prior to or concurrently with the approval of any tentative map.
2. Final fuel modification plans shall be submitted to and approved by the fire code official prior to the issuance of a grading permit.
3. The fuel modification plans shall meet the criteria set forth in the Fuel Modification Section of OCFA Guideline C-05 "Vegetation Management Guideline - Technical Design for New Construction Fuel Modification Plans and Maintenance Program."
  - 3.1. The fuel modification plan shall include provisions for the maintenance of the fuel modification in perpetuity.
4. The fuel modification plan may be altered if conditions change. Any alterations to the fuel modification areas shall have prior approval from the fire code official.
5. All elements of the fuel modification plan shall be maintained in accordance with the approved plan and are subject to the enforcement process outlined in the Fire Code.

**Section R403.1.3 is modified by deleting the exception for masonry stem walls:**

In Seismic Design Categories D 0, D 1 and D 2 masonry stem walls without solid grout and vertical reinforcing are not permitted.

**Section R405.1 shall be modified to read as follows:**

...at least one sieve size larger than the tile joint opening or perforation and covered with not less than 6 inches (152 mm) of the same material.

**Section R902.1 is amended by revising it to allow only class A or B roofs as follows:**

- b) Section R902.1 is amended by revising it to allow only class A or B roofs as follows:

R902.1 Roofing covering materials. Roofs shall be covered with materials as set forth in Sections R904 and R905. A minimum Class A or B roofing shall be installed in areas designated by this section. Classes A or B roofing required by this section to be listed shall be tested in accordance with UL 790 or ASTM E 108.

**Exceptions:**

1. Class A roof assemblies include those with coverings of brick, masonry and exposed concrete roof deck.

2. Class A roof assemblies also include ferrous or copper shingles or sheets, metal sheets and shingles, clay or concrete roof tile, or slate installed on noncombustible decks.

**Section R902.1.2 is amended by revising it to require a minimum Class B roof as follows:**

R902.1.2 Roof coverings within all other areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class B.

**Section R902.1.3 is amended by revising it to require a minimum Class B roof as follows:**

R902.1.3 Roof coverings within all other areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class A.

**Section R902.2, first paragraph is amended by revising it to allow only Class A or B treated wood roofs as follows:**

R902.2 Fire-retardant-treated shingles and shakes. Fire-retardant-treated wood shakes and shingles are wood shakes and shingles complying with UBC Standard 15-3 or 15-4 which are impregnated by the full-cell vacuum-pressure process with fire-retardant chemicals, and which have been qualified by UBC Standard 15-2 for use on Class A or B roofs.

**Chapter 10 Chimneys and Fireplaces is adopted in its entirety with the following amendments:**

**Section R1001.13 Outdoor Fireplaces, Fire Pits, Fire Rings, or similar devices is hereby added as follows:**

**Section R1001.13.1 Gas-fueled devices is hereby added as follows:**

R1001.13.1 Gas-fueled devices. Outdoor fireplaces, fire pits and similar devices fueled by natural gas or liquefied-petroleum gas are allowed when approved by the Building Department and the device is designed to only burn a gas flame and not wood or other solid fuel. At R-3 occupancies, combustible construction shall not be located within three feet of an atmospheric column that extends vertically from the perimeter of the device. Where a permanent Building Department approved hood and vent is installed, combustible construction may encroach upon this column between the bottom of the hood and the vent opening. Where chimneys or vents are installed, they shall have a spark arrester in accordance with section R1003.9.2.

**Section R1001.13.2 Devices using wood or fuels other than natural gas or liquefied-petroleum gas is hereby added as follows:**

R1001.13.2 Devices using wood or fuels other than natural gas or liquefied-petroleum gas. Fireplaces burning wood or other solid fuel shall be constructed in accordance with section R1001. Fires in a fireplace shall be contained within a firebox with an attached chimney. The opening in the face of the firebox shall have an installed and maintained method of arresting sparks. The burning of wood or other solid fuel in a device is not allowed within 15 feet of combustible structures, unless within a permanent or portable fireplace.

**Section R1001.13.3 Devices using wood or fuels other than natural gas or liquefied-petroleum gas is hereby added as follows:**

R1001.13.3 Where prohibited. The burning of wood and other solid fuels shall not be conducted within a fuel modification zone. Wood and other solid fuel burning fires in devices other than permanent fireplaces are not allowed within Wildfire Risk Areas (WRA) and adopted Fire Hazard Severity Zones (FHSZ) or in locations where conditions could cause the spread of fire to the WRA or FHSZ, unless determined by the Fire Code Official that the location or design of the device should reasonably prevent the start of a wildfire.

**R1001.14 Outdoor Fireplaces, Fire Pits, Fire Rings, or similar devices. Outdoor fireplaces, fire pits, fire rings, or similar exterior devices shall comply with this section.**

Exception:

Barbeques, grills, and other portable devices intended solely for cooking

**Chapter 44 Referenced Standards is adopted in its entirety with the following amendments:**

**NFPA 13, 2019 Edition, Standard for the Installation of Sprinkler Systems is hereby amended as follows:**

**Section 6.7.3 is hereby revised to read as follows:**

6.7.3 Fire department connections (FDC) shall be of an approved type. The location shall be approved and be no more than 150 feet from a public hydrant. The FDC may be located within 150 feet of a private fire hydrant when approved by the fire code official. The size of piping and the number of 2½" inlets shall be approved by the fire code official. If acceptable to the water authority, it may be installed on the backflow assembly. Fire department inlet connections shall be painted OSHA safety red or as approved. When the fire sprinkler density design requires more than 500 gpm (including inside hose stream demand), or a standpipe system is included, four 2½" inlets shall be provided.

**Section 8.3.3.1 is hereby revised to read as follows:**

8.3.3.1 When fire sprinkler systems are installed in shell buildings of undetermined use (Spec Buildings) other than warehouses (S occupancies), fire sprinklers of the quick-response type shall be used. Use is considered undetermined if a specific tenant/occupant is not identified at the time the fire sprinkler plan is submitted. Sprinklers in light hazard occupancies shall be one of the following:

1. Quick-response type as defined in 3.6.4.8

2. Residential sprinklers in accordance with the requirements of 8.4.5
3. Quick response CMSA sprinklers
4. ESFR sprinklers
5. Standard-response sprinklers used for modifications or additions to existing light hazard systems equipped with standard-response sprinklers
6. Standard-response sprinklers used where individual standard-response sprinklers are replaced in existing light hazard systems

**Section 11.1.1.1 is hereby added as follows:**

11.1.1.1 When fire sprinkler systems are required in buildings of undetermined use other than warehouses, they shall be designed and installed to have a fire sprinkler density of not less than that required for an Ordinary Hazard Group 2 use, with no reduction(s) in density or design area. Warehouse fire sprinkler systems shall be designed to Figure 16.2.1.3.2 (d) curve "G". Use is considered undetermined if a specific tenant/occupant is not identified at the time the sprinkler plan is submitted. Where a subsequent use or occupancy requires a system with greater capability, it shall be the responsibility of the occupant to upgrade the system to the required density for the new use or occupancy.

**Section 11.2.3.1.1.1 is hereby added as follows:**

11.2.3.1.1.1 The available water supply for fire sprinkler system design shall be determined by one of the following methods, as approved by the fire code official:

- 1) Subtract the project site elevation from the low water level for the appropriate pressure zone and multiply the result by 0.433;
- 2) Use a maximum of 40 psi, if available;
- 3) Utilize the OCFA water-flow test form/directions to document a flow test conducted by the local water agency or an approved third party licensed in the State of California.

**NFPA 13D 2019 Edition, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes is hereby amended as follows:**

**Section 7.1.2 is hereby revised to read as follows:**

7.1.2 The sprinkler system piping shall not have separate control valves installed unless supervised by a central station, proprietary, or remote station alarm service.

**Appendix O Vehicular Gates is adopted with only the section indicated below:**

**SECTION AO103.3 Vehicular gates or other barriers across required fire apparatus access roads is hereby added as follows:**

AO103.3 Vehicular gates or other barriers across required fire apparatus access roads. The installation of gates or other barriers across a required fire apparatus access road shall be approved by the fire code official. Gates or barriers shall be in accordance with Orange County Fire Authority Guideline B-09 "Fire Master Plans for Commercial and Residential Development". **Appendix V Swimming Pools is added to article III, division 7 of chapter 10 in its amended and adopted in its entirety.**

**Appendix V California swimming pool safety act (statewide). of the California Building Code is hereby amended to read as follows:**

115922 (a) Except as provided in section 115925, when a building permit is issued for the construction of a new swimming pool or spa or the remodeling of an existing swimming pool or spa, at a private, single-family home the respective swimming pool or spa shall be equipped with item #1. And at least one additional of the following seven drowning prevention safety features:

1. An enclosure that meets the requirements of section 115923 and isolates the swimming pool or spa from the private single-family home. Any walls of the single-family structure or accessory structures used to complete the isolation enclosure must have door openings equipped with protection as required in item #4 or #5. Any such door protection device provided for this purpose may not be used to comply with the second drowning prevention feature.
2. Removable mesh pool fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device. The mesh fencing setback shall be not less than 20 inches from the water's edge.
3. An approved safety pool cover, as defined in subdivision (d) of section 115921.
4. Exit alarms on the private single-family home's doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as repeating notification that "the door to the pool is open".
5. A self-closing, self-latching device with a release mechanism placed no lower than 54 inches (1372mm) above the floor on the private single-family home's doors providing direct access to the pool or spa.
6. An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. These pool alarms shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms" which includes surface motion, pressure, sonar, laser and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning safety prevention feature.

7. Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and have been independently verified by an approved testing laboratory as meeting standards for those devices established by the ASTM or the American Society of Testing Mechanical Engineers (ASME).

Prior to the issuance of any final approval for the completion of permitted construction or remodeling work, the local building code official shall inspect the drowning safety prevention devices required by this act and if no violations are found, shall give final approval.

(Ord. No. 2019-03, § 10, 11-19-2019)

**Secs. 10-212—10-230. Reserved.**

#### **DIVISION 8. ENERGY CODE**

**Sec. 10-231. Adopted.**

The California Energy Code, 2022 Edition, is hereby adopted, in its entirety, as the Energy Code of the City of La Palma, as set forth in this division 8, chapter 10.

(Ord. No. 2019-03, § 11, 11-19-2019)

**Secs. 10-232—10-255. Reserved.**

#### **DIVISION 9. CALIFORNIA GREEN BUILDING STANDARDS CODE**

**Sec. 10-256. Adopted.**

The California Green Building Standards Code, 2022 Edition, is hereby adopted in its entirety as the Green Building Standards Code for the City of La Palma, together with the amendments, additions, and deletions thereto as set forth in this division 9, chapter 10.

(Ord. No. 2019-03, § 12, 11-19-2019)

**Secs. 10-257—10-277. Reserved.**

#### **DIVISION 10. REFERENCED STANDARDS CODE**

**Sec. 10-278. Adopted.**

The California Referenced Standards Code, 2022 Edition, is hereby adopted, in its entirety, as the Referenced Standards Code of the City of La Palma, as set forth in this division 10, chapter 10.

(Ord. No. 2019-03, § 12, 11-19-2019)

**Secs. 10-279—10-304. Reserved.**

**DIVISION 11. INTERNATIONAL PROPERTY MAINTENANCE CODE**

**Sec. 10-305. Adopted.**

The International Property Maintenance Code, 2022 Edition, is hereby adopted, in its entirety, as the Reference Standards Code of the City of La Palma, as set forth in this division 11, chapter 10.

(Ord. No. 2019-03, § 13, 11-19-2019)

**Secs. 10-306—10-328. Reserved.**

**DIVISION 12. AMENDMENT TO THE 2022 CALIFORNIA RESIDENTIAL CODE**

Table R301.2 is revised to read as follows:

**TABLE R301.2 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

Ground snow load <sup>o</sup>	WIND DESIGN				Seismic design category <sup>f</sup>	SUBJECT TO DAMAGE FROM			Ice barrier underlayment required <sup>h</sup>	Flood hazards <sup>g</sup>	Air freezing index <sup>i</sup>	Mean annual temp <sup>j</sup>
	Speed <sup>d</sup> (mph)	Topo. effects <sup>k</sup>	Special wind region <sup>l</sup>	Windborne debris zone <sup>m</sup>		Weathering <sup>a</sup>	Frost line depth <sup>b</sup>	Termite <sup>c</sup>				
Zero	95	No	No	No	D <sub>2</sub> or E	Negligible	12-24"	Very Heavy	No	Yes/No	0	60

**TABLE R301.2(1)  
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

GROUND SNOW LOAD	WIND DESIGN				SEISMIC CATEGORY <sup>f</sup>	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP <sup>e</sup>	ICE BARRIER UNDERLAYMENT REQUIRED <sup>h</sup>	FLOOD HAZARDS <sup>g</sup>	AIR FREEZING INDEX <sup>i</sup>	MEAN ANNUAL TEMP <sup>j</sup>
	Speed <sup>d</sup> (mph)	Topographic effects <sup>k</sup>	Special wind region <sup>l</sup>	Windborne debris zone <sup>m</sup>		Weathering <sup>a</sup>	Frost line Depth <sup>b</sup>	Termite <sup>c</sup>					
Zero	110	No	No	No	D <sub>2</sub> or E	Negligible	12-24"	Very Heavy	43	No	Yes/No	0	60

**Section R902.1 is amended by revising it to allow only class A or B roofs as follows:**

R902.1 Roofing covering materials. Roofs shall be covered with materials as set forth in Sections R904 and R905. A minimum Class A or B roofing shall be installed in areas designated by this section. Classes A or B roofing required by this section to be listed shall be tested in accordance with UL 790 or ASTM E 108.

**Exceptions:**

1. Class A roof assemblies include those with coverings of brick, masonry and exposed concrete roof deck.

2. Class A roof assemblies also include ferrous or copper shingles or sheets, metal sheets and shingles, clay or concrete roof tile, or slate installed on noncombustible decks.

Section R902.1.2 is amended by revising it to require a minimum Class B roof as follows:

R902.1.2 Roof coverings within all other areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class B.

Section R902.2, first paragraph is amended by revising it to allow only Class A or B treated wood roofs as follows:

R902.2 Fire-retardant-treated shingles and shakes. Fire-retardant-treated wood shakes and shingles are wood shakes and shingles complying with UBC Standard 15-3 or 15-4 which are impregnated by the full-cell vacuum-pressure process with fire-retardant chemicals, and which have been qualified by UBC Standard 15-2 for use on Class A or B roofs.

Appendix AX, amend section 115992 (a) as follows:

Except as provided in Section 115925, when a building permit is issued for the construction of a new swimming pool or spa or the remodeling of an existing swimming pool or spa at a private single-family home, the respective swimming pool or spa shall be equipped with item #1 below AND at least one additional following seven drowning prevention features:

Appendix AX, amend section 115922 (a) (1) as follows:

An enclosure that meets the requirements of Section 115923 and isolates the swimming pool and spa from the private single-family home. Any walls of the residential structure or accessory structures used to complete the isolation enclosure must have door openings equipped with protection as required in Section 115922 (a) (4) or (5). Any such door protection device provided for this purpose may not be used to comply with the second drowning prevention feature requirement.”

**SECTION 3:** The City Council finds and determines that the adoption of this Ordinance is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15061(b) (3) [14 C.C.R. § 15061(b)(3)] which sets forth the rule that "CEQA" applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

**SECTION 4:** Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held to be invalid by a final judgment of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions



of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subdivision, sentence, clause, phrase, or portion of this Ordinance irrespective of the fact that one or more sections, subdivisions, sentences, clauses, phrases, or portions of this Ordinance be declared invalid.

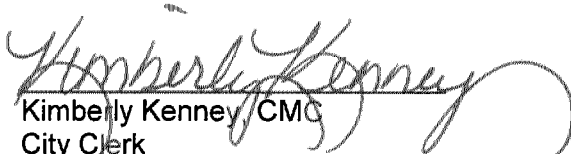
**SECTION 5.** All Actions Regularly Taken. All required proceedings and considerations precedent to the adoption of this Ordinance have been regularly taken in accordance with applicable law.

**SECTION 6:** Effectiveness, Publication. The City Clerk is authorized and directed to publish this Ordinance or a summary thereof in the manner provided by law and in accordance with procedures normally taken.

**APPROVED AND ADOPTED** by the City Council of the City of La Palma at a regular meeting held on the 1st day of November 2022.

  
Michele Steggell  
Mayor

ATTEST:

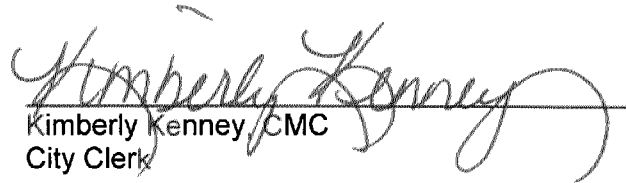
  
Kimberly Kenney CMC  
City Clerk

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS.  
CITY OF LA PALMA )

I, KIMBERLY KENNEY, City Clerk of the City of La Palma, DO HEREBY CERTIFY that the foregoing Ordinance was adopted by the City Council of said City at a regular meeting of said City Council held on the 1st day of November 2022, and that it was so adopted by called vote as follows:

AYES: Baker, Goodman, Patel, Steggell, and Waldman

NOES: None

  
Kimberly Kenney, CMC  
City Clerk