


TOWN OF LOS ALTOS HILLS
Staff Report to the Planning Commission

August 7, 2014

SUBJECT: REVIEW THE SUBCOMMITTEE RECOMMENDATIONS REGARDING AMENDMENTS TO THE 2013 CALIFORNIA BUILDING STANDARDS CODE, INCLUDING BUT NOT LIMITED TO AMENDMENTS TO THE BUILDING, RESIDENTIAL, MECHANICAL, PLUMBING, AND FIRE CODES; FILE #380-13-MISC

FROM: Steve Padovan, Contract Planner 

APPROVED: Suzanne Avila, AICP, Interim Planning Director 

RECOMMENDATION: That the Planning Commission:

Review the recommendations from the Planning Commission Subcommittee on each proposed code amendment, determine which amendments should remain as proposed, or be modified or removed, direct staff to prepare a revised draft ordinance for the 2013 California Building Standards Code amendments based on the agreed upon modifications, and forward a recommendation to the City Council to adopt the Ordinance to repeal Chapters 1 through 9 of Title VIII of the Los Altos Hills Municipal Code, adopt the 2013 California Building Standards Code with amendments, and renumber and amend the existing chapters in Title VIII not related to the code updates.

BACKGROUND

Every three years, a new edition of the California Building Standards Code (2013 CBC) is adopted by the State and this latest edition became effective statewide on January 1, 2014 without any further action required by the Town of Los Altos Hills. However, the Town can adopt amendments to the code based upon local climatic, topographic or geologic conditions, and these amendments become effective on the date they are filed with the California Building Standards Commission.

A draft Ordinance on proposed amendments to the 2013 CBC was initially presented to the Planning Commission on January 6, 2014 and then presented to the City Council on February 20 and March 20, 2014. Due to concerns raised at the meetings, the City Council voted 5-0 to send the draft ordinance back to the Planning Commission for a complete review of all the proposed amendments, with emphasis placed on the review of the fire code requirements. On April 3, 2014, the Planning Commission discussed the amendments and voted 4-1 to form a subcommittee to examine each local amendment and provide recommendations to the entire Planning Commission (**Attachment 1**). The subcommittee was comprised of two Commissioners, Jim Abraham and Jitze Couperus, and one staff member, Steve Padovan.

The subcommittee members met once a week for five weeks and the meetings were open to the public. It was also decided that staff would coordinate when to bring in outside experts depending on the material being reviewed at the time, including scheduling a meeting with the Town's Building Official.

DISCUSSION

The first step in reviewing the code changes was to reorganize the amendments into groups with similar characteristics or issues. Staff created 10 different subcategories and highlighted the proposed text changes within each group (**Attachment 2**). The subcommittee then methodically reviewed each amendment and provided an explanation for their recommendation on each amendment (**Attachment 3**). The voting on each amendment was unanimous and a summary of the subcommittee's decisions and the resulting effects are summarized on the attached spreadsheet (**Attachment 4**). The following is a brief summary of the discussion and decision process for each section.

Section A – Modifications to Reduce the Spread of Wildfires

These amendments deal with controlling the spread of wildfires throughout the Town. The subcommittee decided to eliminate most of these amendments with the exception of maintaining the Class A roof requirement for all new roofs and replacement roofs. It was determined that the 50 foot separation stated in the existing code between accessory buildings and the main structure is adequate and that the 300 square foot requirement on roof replacements was arbitrary and not enforced by staff. Furthermore, several amendments were simply duplicative and unnecessary.

Section B – Fire Safety Site Design

The subcommittee decided to retain all the amendments with the only change being the requirement that fire turnarounds be required on new dwellings only. However, upon further review of the Fire Code, limiting turnarounds to new dwellings only may conflict with the State adopted Fire Code as written. Fire Code Section 503, subsection 503.11 states:

“Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.”

Based on this language in the code, it appears that fire access must be provided to all new buildings or additions to buildings (**Attachment 5**). Remodels would still be exempt.

Section C – Building Design/Construction

The subcommittee consulted with the Building Official on these changes and decided to remove only the amendment related to condensate disposal as the existing Mechanical Code is sufficient to address the Town's needs.

Section D – Fire Sprinkler Requirements

The recommendation on the fire sprinkler requirements is to only require sprinklers in existing buildings when during the process of a remodel or addition, the existing roof structure is removed over an area that exceeds 75% of the existing dwelling floor area. This ensures that sprinklers would only be mandated when a substantial alteration/addition occurs on an existing structure.

Section E – Fire Code Administration

The subcommittee retained a majority of these amendments with minor text changes to the final inspection requirement. However, the requirement for operational permits was deleted based on the fact that the Town already requires Conditional Use Permits for these types of uses. Therefore, the Fire Department can impose conditions related to the operation of the use that will run with the land in perpetuity. Furthermore, the State of California already requires regular fire inspections of these types of facilities so those two amendments appear to be redundant.

As for the text amendment allowing for the fire code official to abate a hazard without notice, the subcommittee agreed that the existing Municipal Code already addresses fire safety hazards and there are procedures to follow in Title 4, Chapter 2 – Fire Prevention, Section 4-2.116(b) – that address notification and abatement of hazards (**Attachment 6**). The subcommittee wanted the requirement for notification to remain.

Section F – Fire Code Definitions

These text amendments were all retained with the exception of the definition for Wildland-Urban Interface Fire Area which is already defined in Chapter 49 of the Fire Code.

Section G – Fuel Management and Defensible Space

The subcommittee added the words “Very High” to the definition of Wildland-Urban Interface Fire Area but did not support any other changes to the code regarding defensible space or maintenance. These code requirements are already included in Title 4, Chapter 2 – Fire Prevention, Section 4-2.116(a) (**Attachment 6**).

Section H – Fire Protection Plan

The subcommittee does not recommend requiring fire protection plans or minimum water supply requirements for development in Town. They did not support this expansion of the regulatory authority by the Fire Department and the need for a separate water supply as every property in Town is served by public water with fire mains along all private and public streets.

Section I – Explosives and Ammunition

These amendments were not recommended for adoption. Municipal Code Section 4-2.110 already bans fireworks throughout the Town and the Town should rely on existing State and Federal laws with regard to the storage of small arms ammunition, primers, black powder, etc. (**Attachment 7**).

Section J – Fuel Management and Defensible Space

The 2013 CBC requires that the Town designate the areas where the storage of flammable or combustible liquids are prohibited in above-ground or exterior tanks. The subcommittee agreed that the materials be prohibited in all “Very High Fire Hazard Severity Zones” as designated on the State adopted CALFIRE maps (**Attachment 8**).

OTHER DISCUSSION TOPICS

Wildland-Urban Interface Fire Area Map

The subcommittee raised multiple concerns with the existing Wildland-Urban Interface (WUI) Fire Area map that was developed by the local Fire District and adopted by the Town with the previous Building Code amendments in 2011 (**Attachment 9**). The concerns center on the inconsistencies between the Fire Hazard Severity Zone maps adopted by the State and the WUI Map and there can be substantial financial or design impacts to properties that are located in a WUI fire area that would not apply to those outside of the WUI fire area.

At the March 20, 2014 City Council meeting, the Council agreed that any modifications to that map should be done separately from the proposed code amendments due to the process by which the map is amended. However, the subcommittee wanted to emphasize this issue and is recommending that the Planning Commission forward a recommendation to the City Council that the WUI map be revised in the near future.

PUBLIC COMMENT

Fire District Comments

Staff forwarded the subcommittee’s recommendations to the Fire District to solicit their response to the proposed changes. The Fire District’s representative, Deputy Chief John Justice responded with an e-mail with comments corresponding to the various subcategories

(**Attachment 10**). His concerns relate to the decision making process when each project needs to be evaluated and the need to maintain consistency across the numerous jurisdictions that the Fire District protects. He also stated concerns with modifications to text that result in regulations that are less restrictive than the state (e.g.: fire department access, fire hazard severity zones) and in the ability to enforce vegetation management.

CEQA STATUS

The proposed ordinance amendments are exempt from California Environmental Quality Act (CEQA) pursuant to "general exemptions" described in Section 15061(b)(3) of the CEQA Guidelines, since the ordinance amendments would not have any significant effects on the environment.

ATTACHMENTS

1. Excerpt from Minutes of the April 3, 2014 Planning Commission
2. Original Proposed Code Amendments with changes indicated in strikeout/highlight format
3. Subcommittee Proposed Code Amendments with changes indicated in strikeout/highlight format
4. Subcommittee Decisions and Voting Summary
5. 2013 Fire Code Section 503
6. LAH Municipal Code Section 4-2.116
7. LAH Municipal Code Section 4-2.110
8. State Adopted CALFIRE Fire Hazard Severity Zone Map
9. Wildland-Urban Interface Fire Area map for LAH
10. Fire District Comments on Subcommittee Recommendations

ATTACHMENT 1

Approved May 8, 2014

MOTION MADE AND SECONDED: Commissioner Partridge moved to approve a request for a Site Development Permit for a new 5,280 square foot tennis court, a 603 square foot swimming pool, and a grading policy exception for the proposed tennis court of up to 8' 6" of cut where 6' is allowed, with the added condition that the upper parking area be converted to a more pervious material to prevent additional runoff. The motion was seconded by Commissioner Couperus.

AYES: Commissioner Tankha, Commissioner Couperus, Chair Abraham, Commissioner Partridge

NOES: Commissioner Mandle

ABSENT: None

ABSTAIN: None

MOTION CARRIED 4 to 1.

Chair Abraham called for a recess at 8:25 P.M.

The meeting reconvened at 8:31 P.M.

4. OLD BUSINESS

4.1 REVIEW RECOMMENDED AMENDMENTS TO THE 2013 CALIFORNIA BUILDING STANDARDS CODE, including but not limited to proposed code changes to the Building, Residential, Mechanical, Plumbing, and Fire codes; File #380-13-MISC

Consultant Planner Steve Padovan presented the staff report.

Councilmember John Harpootlian spoke to the reasons why the City Council returned the item to the Planning Commission.

Commissioner Mandle expressed concern that the Town only had the State Building Code at the moment and that suspending local safety ordinances could cause danger to the Town. Mr. Padovan informed the Commission that they are not required to adopt any new amendments if they don't want to. Commissioner Mandle also made mention of a subcommittee suggested by the City Council, and stated her support, suggesting it consist of two Commission members and a member of staff.

Commissioner Partridge inquired if this meant that the Town no longer had to enforce certain requirements they had in the past, such as mandatory sprinkler systems and Class A roofing.

Commissioner Couperus requested confirmation that if the Town did not do anything, the added amendments the Town has adopted in addition to the standard Code over the years would not be enforceable. **Mr. Padovan** stated that until the Town decides to adopt the amendments there will be no enforceable local codes.

Commissioner Tankha stated that she did not see the harm in prolonging the adoption of the amendments, with the exception of sprinklers and Class A roofing. She also stated her support of a subcommittee to look at the amendments, and requested an industry expert attend the committee meetings.

Commissioner Partridge discussed how many of the codes came from subject matter experts.

Chair Abraham spoke in support of a subcommittee and suggested the Town's Building Official assist in evaluating amendments the committee is not able to analyze on their own. He also requested a cost/benefit analysis.

Commissioner Couperus agreed that some amendments require a subject matter expert and that he is opposed to some amendments that are mentioned. He then stated his support of a subcommittee with people more equipped to research and explain the document.

Chair Abraham opened the floor to public comment.

Bill Balson, Los Altos Hills, spoke to the updates that he did not support.

MOTION MADE AND SECONDED: Commissioner **Mandle** moved to form a subcommittee to examine the local amendments to the Building Code. This will include two Planning Commissioners and a member of staff. The motion was seconded by Commissioner **Tankha**.

AYES: Commissioner Tankha, Commissioner Couperus, Commissioner Mandle, Chair Abraham

NOES: Commissioner Partridge

ABSENT: None

ABSTAIN: None

MOTION CARRIED 4 TO 1.

The Commission agreed that **Chair Abraham** and **Commissioner Couperus** will represent the Planning Commission on the subcommittee. **Consultant Planner Steve Padovan** will represent the staff.

5. NEW BUSINESS - none

TEXT AMENDMENT KEY

ATTACHMENT 2

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**SUMMARY OF 2013 CALIFORNIA BUILDING STANDARDS
CODE AMENDMENTS**

**A - BUILDING MODIFICATIONS TO REDUCE THE SPREAD
OF WILDFIRES AMENDMENTS**

1. Section 710A.3.2 of the **Building Code** is deleted in its entirety.

~~710A.3.2 When required by the enforcing agency, detached accessory structures within 50 feet of an applicable building shall comply with the requirements of this section.~~

2. Section 710A.4 of the **Building Code** is amended as follows:

710A.4 Requirements. ~~When required by the enforcing agency,~~ Accessory structures shall be constructed of noncombustible or ignition-resistant materials.

3. Section 1505.1.3 of the **Building Code** is amended to read as follows:

1505.1.3 Roof coverings within all other areas. The entire roof covering of every existing structure where ~~more than three hundred (300) square feet or~~ 50 percent or more of the total roof area, ~~whichever is less,~~ 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 ~~CA~~.

4. Section 1505.1.4.1 of the **Building Code** is added to read as follows:

1505.1.4.1 Roofing coverings within the Wildland-Urban Interface Fire Area. The entire roof covering of every existing structure where three hundred (300) square feet or 50 percent of the total roof area, whichever is less, 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.

5. Section R327.7.8 **Underside of appendages**, of the **Residential Code** is amended as follows:

~~When required by the enforcing agency~~ The underside of overhanging appendages shall be enclosed to grade in accordance with the requirements of this chapter

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6. Section R327.10.3.2 of the **Residential Code** is deleted in its entirety.

~~When required by the enforcing agency, detached accessory structures within 50 feet of an applicable building shall comply with the requirements of this section.~~

7. Section R327.10.4 of the **Residential Code** is amended as follows:

~~When required by the enforcing agency~~ Accessory structures shall be constructed of noncombustible or ignition resistant materials.

8. Section R902.1.3 of the **Residential Code** is amended to read as follows:

R902.1.3 Roof coverings in all other areas. The entire roof covering of every existing structure where ~~more than three hundred (300) square feet or~~ 50 percent of the total roof area, whichever is less, 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 CA.

9. Section R902.1.4.1 of the **Residential Code** is added to read as follows:

R902.1.4.1 Roofing coverings within the Wildland-Urban Interface Fire Area. The entire roof covering of every existing structure where three hundred (300) square feet or 50 percent of the total roof area, whichever is less, 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.

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B - FIRE SAFETY SITE DESIGN AMENDMENTS

1. Section 503.1 of the **Fire Code** is amended to read as follows:

503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3 and as per Fire Department access road Standards.

2. Section 503.2.1 of the **Fire Code** is amended to read as follows:

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6,096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4,115 mm).

Exception: When there are not more than two Group R, Division 3, or Group U occupancies, the access road width may be modified by the fire code official.

3. Section 912.2 of the **Fire Code** is amended to read as follows:

912.2 Location. With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of fire department connections shall be approved by the ~~fire chief~~ fire code official.

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C - BUILDING DESIGN/CONSTRUCTION AMENDMENTS

- 1. Sections 3405.6, 3405.6.1, 3405.6.2 and 3405.6.3 of the **Building Code** are added to read as follows:

3405.6 Seismic Evaluation and Design Procedures for Repairs. The seismic evaluation and design shall be based on the procedures specified in the California Building Code, ASCE 31 *Seismic Evaluation of Existing Buildings* (for evaluation only) or ASCE 41 *Seismic Rehabilitation of Existing Buildings*. The procedures contained in Chapter A of the 2012 *International Existing Building Code* shall be permitted to be used as specified in Section 3405.1.2.

3405.6.1 Compliance with CBC level seismic forces. Where compliance with the seismic design provisions of the California Building Code is required, the procedures shall be in accordance with one of the following:

- (1) One-hundred percent of the values in the California Building Code. Where the existing seismic force-resisting system is a type that can be designated as "Ordinary," the values of R, Ω_0 , and Cd used for analysis in accordance with Chapter 16 of the California Building Code shall be those specified for structural systems classified as "Ordinary" in accordance with Table 12.2-1 of ASCE 7, unless it is demonstrated that the structural system will provide performance equivalent to that of a "Detailed," "Intermediate" or "Special" system.
- (2) Compliance with ASCE 41 using both BSE-1 and BSE-2 earthquake hazard levels and the corresponding performance levels in Table 3405.6.1.

TABLE 3405.6.1

PERFORMANCE CRITERIA FOR CBC LEVEL SEISMIC FORCES

| OCCUPANCY CATEGORY (BASED ON CBC TABLE 1604.5) | PERFORMANCE LEVEL FOR USE WITH ASCE 41 BSE-1 EARTHQUAKE HAZARD LEVEL | PERFORMANCE LEVEL FOR USE WITH ASCE 41 BSE-2 EARTHQUAKE HAZARD LEVEL |
|---|---|---|
| I | Life Safety (LS) | Collapse Prevention (CP) |
| II | Life Safety (LS) | Collapse Prevention (CP) |
| III | Note (a) | Note (a) |
| IV | Immediate Occupancy (IO) | Immediate Occupancy (IO) |

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- (a) Acceptance criteria for Occupancy Category III shall be taken as 80 percent of the acceptance criteria specified for Occupancy Category II performance levels, but need not be less than the acceptance criteria specified for Occupancy Category IV performance levels.

3405.6.2 Compliance with reduced CBC level seismic forces. Where seismic evaluation and design is permitted to meet reduced California Building Code seismic force levels, the procedures used shall be in accordance with one of the following:

- (1) The California Building Code using 75 percent of the prescribed forces. Values of R , Ω_0 , and C_d used for analysis shall be as specified in Section 3405.6.1 Item 1.
- (2) Structures or portions of structures that comply with the requirements of the applicable chapter in Chapter A of the 2012 *International Existing Building Code* as specified in Items (a) through (e) below shall be deemed to comply with this section.
 - (a) The seismic evaluation and design of unreinforced masonry bearing wall buildings in Occupancy Category I or II are permitted to be based on the procedures specified in Chapter A1.
 - (b) Seismic evaluation and design of the wall anchorage system in reinforced concrete and reinforced masonry wall buildings with flexible diaphragms in Occupancy Category I or II are permitted to be based on the procedures specified in Chapter A2.
 - (c) Seismic evaluation and design of cripple walls and sill plate anchorage in residential buildings of light-frame wood construction in Occupancy Category I or II are permitted to be based on the procedures specified in Chapter A3.
 - (d) Seismic evaluation and design of soft, weak, or open-front wall conditions in multiunit residential buildings of wood construction in Occupancy Category I or II are permitted to be based on the procedures specified in Chapter A4.
 - (e) Seismic evaluation and design of concrete buildings in all Occupancy Categories are permitted to be based on the procedures specified in Chapter A5.
- (3) Compliance with ASCE 31 based on the applicable performance level as shown in Table 3405.6.2. It shall be permitted to use the BSE-1 earthquake hazard level as defined in ASCE 41 and subject to the limitations in item 4 below.

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(4) Compliance with ASCE 41 using the BSE-1 Earthquake Hazard Level defined in ASCE 41 and the performance level as shown in Table 3405.6.2. The design spectral response acceleration parameters S_x and S_x1 specified in ASCE 41 shall not be taken less than 75 percent of the respective design spectral response acceleration parameters SDS and $SD1$ as defined by the *California Building Code* and its reference standards.

TABLE 3405.6.2

**PERFORMANCE CRITERIA FOR REDUCED CBC
LEVEL SEISMIC FORCES**

| OCCUPANCY CATEGORY (BASED ON CBC TABLE 1604.5) | PERFORMANCE LEVEL FOR USE WITH ASCE 31 BSE-1 EARTHQUAKE HAZARD LEVEL | PERFORMANCE LEVEL FOR USE WITH ASCE 41 BSE-2 EARTHQUAKE HAZARD LEVEL |
|---|---|---|
| I | Life Safety (LS) | Life Safety (LS) |
| II | Life Safety (LS) | Life Safety (LS) |
| III | Note (a), Note (b) | Note (a) |
| IV | Immediate Occupancy (IO) | Immediate Occupancy (IO) |

(a) Acceptance criteria for Occupancy Category III shall be taken as 80 percent of the acceptance criteria specified for Occupancy Category II performance levels, but need not be less than the acceptance criteria specified for Occupancy Category IV performance levels.

(b) For Occupancy Category III, the ASCE screening phase checklists shall be based on the life safety performance level.

3405.6.3 Referenced Standards.

| Standard Reference Number | Title | Referenced in code Section Number |
|---|--|--|
| ASCE 31-03 | Seismic Evaluation of Existing Buildings | 3405.6.1, TABLE 3405.6.1 3405.2.4.2, TABLE 3405.6.2 |
| ASCE 41-06 Including Supplement No. 1 | Seismic Rehabilitation of Existing Buildings | 3405.6.1, TABLE 3405.6.1 3405.6.2, TABLE 3405.6.2 |

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2. Section 312.1 of the **Mechanical Code** is amended to read:

312.1 Condensate Disposal. Condensate from air washers, air-cooling coils, fuel-burning condensation appliances, and the overflow from evaporative coolers and similar water-supplied equipment or similar air-conditioning equipment not intended to be used for the storage or holding of food or drinks shall be collected and discharged to an approved plumbing fixture, disposal area, storm sewer or other approved points of disposal acceptable to the Building Official. Where discharged into the drainage system, equipment shall drain by means of an indirect waste pipe. Termination of such drains shall be made by an air-break. The waste pipe shall have a slope of not less than 1/8 inch per foot or 1 percent slope and shall be of approved corrosion-resistant material not smaller than the outlet size in accordance with either Section 312.3 or Section 312.4 for air-cooling coils or condensing fuel-burning appliances, respectively. Condensate drain lines in sizes 1 ¼ inches and larger shall be assembled using approved drainage pipe and fittings. Condensate waste water shall not drain over or upon a public way, sidewalk, pedestrian ramp or the like. Condensate drains with terminations within the interior of a building shall not be connected to the building roof drain or overflow piping systems.

3. Section 719.1 of the **Plumbing Code** is amended to read:

719.1 Locations. Cleanouts shall be placed inside the building near the connection between the building drain and the building sewer or installed outside the building at the lower end of the building drain and extended to grade.

Additional building sewer cleanouts shall be installed at intervals not to exceed 100 feet in straight runs, for each aggregate horizontal change in direction exceeding 135 degrees, and at the property line where the private sewer system connects to the publically-maintained sanitary sewer lateral. All such cleanouts shall be extended to grade with materials and according to specifications approved by the sewer agency and shall terminate with a concrete box.

4. Add Section 8-5.02 **Backflow Protection** to **Title VIII Chapter 5 of the LAH Municipal Code** to read:

All new private sewer lateral connections to a public sewer shall be required to install a sewer relief valve and backwater valve on the property that is easily accessible for maintenance and inspection. In addition, any replacement or repair of an existing private sewer lateral shall require the installation of a sewer relief valve and backwater valve. The design and installation of the backwater valve shall comply with the regulations in the current edition of the California Plumbing Code and/or Town detail standards.

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D - FIRE SPRINKLER REQUIREMENTS AMENDMENTS

1. Section R313.2 of the **Residential Code** is amended to read:

R313.2 One and two-family dwellings automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings as follows:

- (1) In all new one- and two-family dwellings and in existing one- and two-family dwellings when additions are made that increase the building area to more than 3,600 square feet.

Exception: ~~One time addition to an existing building or more additions made to a building after January 1, 2011 that do not total more than 1,000 square feet of building area. An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system.~~

- (2) In all new basements and in existing basements that are expanded.

Exception: Existing basements that are expanded by not more than 50%.

2. Section 903.2 of the **Fire Code** is amended to read as follows:

903.2 Where Required. Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this section or in Sections 903.2.1 through 903.2.4218 whichever is more restrictive.

For the purposes of this section, firewalls used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.

- (1) In other than residential buildings which require the installation of fire sprinklers for all new buildings according to the California Residential Code, an automatic sprinkler system shall be provided throughout all new buildings and structures.

Exceptions:

- (a) Buildings and structures that do not exceed 1,000 square feet of building area and that are not located in the Wildland-Urban Interface Fire Area.
(b) Buildings and structures that are located in the Wildland-Urban Interface Fire Area and do not exceed 500 square feet of building area.

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(c) Group S-2 or U occupancies that are not located in the Wildland-Urban Interface and used exclusively for vehicle parking and meeting all of the following conditions:

- i. Noncombustible construction
- ii. Maximum building area not to exceed 5,000 square feet
- iii. Structure is open on three (3) or more sides
- iv. Minimum of 10 feet separation from existing buildings unless area is separated by fire walls complying with CBC 706

(2) An automatic sprinkler system shall be provided throughout existing buildings and structures when alterations or additions are made that create conditions described in Sections 903.2.1 through 903.2.18.

(3) An automatic sprinkler system shall be provided throughout all existing buildings and structures, when additions are made that increase the building area to more than 3,600 square feet.

Exception: One time addition to an existing building or more additions made to a building after January 1, 2011 that do not total more than 1,000 square feet of building area.

3. Section 903.3.1.1 of the **Fire Code** is amended to read as follows:

903.3.1.1 NFPA 13 sprinkler systems. Where the provisions of this code require that a building or portion thereof be equipped throughout with an automatic sprinkler system in accordance with this section, sprinklers shall be installed throughout in accordance with NFPA 13 ~~as amended in Chapter 47~~ except as provided in Section 903.3.1.1.1.

- 1. For new buildings having no designated use or tenant, the minimum sprinkler design density shall be Ordinary Hazard Group 2.

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E - FIRE CODE ADMINISTRATION/ENFORCEMENT AMENDMENTS

1. Section 105.6.48 of the **Fire Code** is added to read as follows:

105.6.48 Day Care Facility. An operational permit is required to operate a business as a day care facility for more than 6 people.

2. Section 105.6.49 of the **Fire Code** is added to read as follows:

105.6.49 Institutional. A permit is required to operate, maintain, or use any institutional type occupancy. For the purpose of this Section, an institution shall be, but is not limited to: hospitals, children's home, home or institution for insane or mentally retarded persons, home or institution for the care of aged or senile persons, sanitarium, nursing or convalescent home, certified family care homes, residential care homes for the elderly, out of home placement facilities, halfway house, and day care nurseries or similar facility of any capacity.

3. Section 106.5 of the **Fire Code** is added to read as follows:

106.5 Final Inspection. No final inspection as to all or any portion of a development shall be deemed completed until the installation of the required fire protection facilities and access ways have been completed and approved. No final certificate of occupancy may be granted until the Fire Department issues notice of final clearance of such fire protection facilities and access ways to the Building Department.

4. Section 108.1 of the **Fire Code** is amended to read as follows:

108.1 Board of appeals established. In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals as it appears in this code shall be appointed by the governing body and shall hold office at its pleasure deemed and construed to mean the City Council of the Town of Los Altos Hills. The fire code official shall be an ex officio member of said board but shall have no vote on any matter before the board. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official.

5. Section 108.3, Qualifications, of the **Fire Code** is deleted in its entirety.

~~**108.3 Qualifications.** The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to hazards of fire, explosions, hazardous conditions or fire protection systems, and are not employees of the jurisdiction.~~

TEXT AMENDMENT KEY

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6. Section 109.4 of the **Fire Code** is amended to read as follows:

109.4 Violation Penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of ~~(Specific Offense), punishable by a fine of not more than (Amount) dollars or by imprisonment not exceeding (Number of Days), or both such fine and imprisonment.~~ Each day that a violation continues after due notice has been served shall be deemed a separate offense a misdemeanor and, upon conviction thereof, shall be punishable as set forth in Title 1, Chapter 2 of the Los Altos Hills Municipal Code.

7. Section 109.4.1 of the **Fire Code** is amended to read as follows:

109.4.1 Abatement of Violation. In addition to the imposition of the penalties herein described, the fire code official is authorized to institute appropriate action to prevent unlawful construction or to restrain, correct or abate a violation; or to prevent illegal occupancy of a structure or premises; or to stop an illegal act, conduct of business or occupancy of a structure on or about any premises. If any person fails to comply with the order of the fire code official, or in the event that the fire code official is unable to locate the responsible person within a reasonable time, the fire code official may take such steps to abate a fire hazard or health hazard as are necessary for the protection of the public health and safety. In no event is notice necessary before abatement when the fire hazard constitutes a clear and present danger to the public welfare. The cost of any such abatement is a debt to the Town, of the owner of the premises or who, by his or her act or inaction, caused the fire hazard. The cost of the abatement shall become a lien on the premises when the need and cost for the abatement have been established.

8. Chapter 4, **Emergency Planning and Preparedness**, of the **Fire Code** is not adopted.

9. Section 806.1.1 of the **Fire Code** is amended to read as follows:

~~**806.1.1 Restricted Occupancies.** Natural cut trees shall be prohibited in Group A, E, M, R-1 and R-4 occupancies~~ **Display inside buildings.** The display of Christmas trees and other decorative vegetation shall be in accordance with the California Code of Regulations, Title 19, Division 1, §3.08 and Sections 806.1 through 806.5.

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F - FIRE CODE DEFINITION AMENDMENTS

1. Section 202 of the **Fire Code** is amended by adding or amending the following definitions:

Administrator means the City Manager of the Town of Los Altos Hills or his or her designated representative.

Chief or Fire Chief or fire code official means the Fire Chief retained by the Los Altos Hills County Fire District or designated representative.

Chief of Police means the Sheriff of the County of Santa Clara with whom the Town contracts for police services, or his or her designated representative.

Corporation Counsel means the City Attorney for the Town.

Fire Department means the Fire Department retained by the Los Altos Hills County Fire District.

Jurisdiction means the Town of Los Altos Hills.

Police Department means the Sheriff's Department of the County of Santa Clara with whom the Town contracts for police service.

Wildland-Urban Interface Fire Area means a geographical area identified by the state as a Fire Hazard Severity Zone in accordance with the Public Resources Code Sections 4201 through 4204 and Government Code Sections 51175 through 51189, or other areas designated by the enforcing agency to be at a significant risk from wildfires. See Article 86B for the applicable referenced sections of the Government Code and the Public Resources Code. The Wildland-Urban Interface Fire Area shall be defined as all areas within the Town of Los Altos Hills as set forth and delineated on the map entitled "Wildland-Urban Interface Fire Area" which map and all notations, references, data and other information shown thereon are hereby adopted and made a part of this chapter. The map properly attested, shall be on file in the Office of the City Clerk of the Town of Los Altos Hills.

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G - FUEL MANAGEMENT AND DEFENSIBLE SPACE
AMENDMENTS

1. Section 4902.1 of the **Fire Code** is amended to read as follows:

Wildland-Urban Interface Fire Area. A geographical area identified by the state as a “Fire Hazard Severity Zone” in accordance with the Public Resources Code Sections 4201 through 4204 and Government Code Sections 51175 through 51189, or other areas designated by the enforcing agency to be at a significant risk from wildfires. The Wildland-Urban Interface Fire Area shall be defined as all areas within the Town of Los Altos Hills as set forth and delineated on the map entitled "Wildland-Urban Interface Fire Area" which map and all notations, references, data and other information shown thereon are hereby adopted and made a part of this chapter. The map properly attested, shall be on file in the Office of the City Clerk of the Town of Los Altos Hills.

2. Section 4906.2 of the **Fire Code** is amended to read as follows:

4906.2 Application. Buildings and structures located in the following areas shall maintain the required hazardous vegetation and fuel management:

- (1) All unincorporated lands designated by the State Board of Forestry and Fire Protection as State Responsibility Areas (SRA) including:

- 1.1. Moderate Fire Hazard Severity Zones
- 1.2. High Fire Hazard Severity Zones
- 1.3. Very-High Fire Hazard Severity Zones

- (2) Land designated as a Very-High Fire Hazard Severity Zone by cities and other local agencies or as a Wildland Urban Interface Fire Area by the Town of Los Altos Hills.

3. Section 4907.1 of the **Fire Code** is amended to read as follows:

4907.1 General. Defensible space will be maintained around all buildings and structures in State Responsibility Areas (SRA) as required in Public Resources Code 4290 and “SRA Fire Safe Regulations” California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Section 1270.

Buildings and structures within the Very-High Fire Hazard Severity Zones of a Local Responsibility Area (LRA) shall maintain defensible space as outlined in Government Code 51175 – 51189 and any local ordinance of the authority having jurisdiction.

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Defensible space shall also be provided around water tank structures, water supply pumps and pump houses.

Persons owning, leasing, controlling, operating or maintaining buildings or structures in the locally adopted Wildland-Urban Interface Fire Area but that are not within the Very-High Fire Hazard Severity Zone and persons owning, leasing or controlling land adjacent to such buildings or structures, shall at all times:

- (1) Maintain an effective defensible space by removing and clearing away flammable vegetation and combustible growth from areas within 30 feet (9144 mm) of such buildings or structures.

Exception: Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided that they do not form a means of rapidly transmitting fire from the native growth to any structure.

- (2) Maintain additional effective defensible space by removing brush, flammable vegetation and combustible growth located 30 feet to 100 feet (9144 mm to 30480 mm) when required by the fire code official due to steepness of terrain or other conditions that would cause a defensible space of only 30 feet (9144 mm) to be insufficient.

Exception: Grass and other vegetation located more than 30 feet (9144 mm) from buildings or structures and less than 18 inches (457 mm) in height above the ground need not be removed where necessary to stabilize the soil and prevent erosion.

- (3) Remove portions of trees, which extend within 10 feet (3048 mm) of the outlet of a chimney.
- (4) Maintain trees adjacent to or overhanging a building free of deadwood.
- (5) Maintain the roof of a structure free of leaves, needles or other dead vegetative growth.
- (6) Remove flammable vegetation a minimum of ~~30~~ 10 feet around liquefied petroleum gas tanks/containers.
- (7) Firewood and combustible materials shall not be stored in unenclosed spaces beneath buildings or structures, or on decks or under eaves, canopies or other projections or overhangs. The storage of firewood and combustible material within the defensible space shall be located a minimum of 30 feet (6096 mm) from structures and separated from the crown of trees by a minimum horizontal distance of 15 feet (4572 mm).

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Exception: Firewood and combustible materials not for consumption on the premises shall be stored as approved by the fire code official.

(8) Clear areas within 10 feet (3048 mm) of fire apparatus access roads and driveways to of non-fire-resistive vegetation growth.

Exception: Grass and other vegetation located more than 30 feet (9144 mm) from buildings or structures and less than 18 inches (457 mm) in height above the ground need not be removed where necessary to stabilize the soil and prevent erosion.

4. Section 4907.2 of the **Fire Code** is added to read as follows:

4907.2 Corrective Actions. The executive body is authorized to instruct the fire code official to give notice to the owner of the property upon which conditions regulated by Section 4907.1 exist to correct such conditions. If the owner fails to correct such conditions, the executive body is authorized to cause the same to be done and make the expense of such correction a lien upon the property where such condition exists.

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H - FIRE PROTECTION PLAN AMENDMENTS

1. Section 4908, **Fire Protection Plan**, of the **Fire Code** is added to read as follows:

4908.1 General. When required by the code official, a fire protection plan shall be prepared.

4908.2 Content. The plan shall be based upon a site-specific wildfire risk assessment that includes considerations of location, topography, aspect, flammable vegetation, climatic conditions and fire history. The plan shall address water supply, access, building ignition and fire-resistance factors, fire protection systems and equipment, defensible space and vegetation management.

4908.3 Cost. The cost of fire protection plan preparation and review shall be the responsibility of the applicant.

4908.4 Plan Retention. The fire protection plan shall be retained by the fire code official.

2. Section 4909, **Water Supply**, of the **Fire Code** is added to read as follows:

4909.1 General. Buildings and structures, or portions thereof, hereafter constructed or relocated into or within the Wildland-Urban Interface Fire Area shall be provided with fire protection water supplies in accordance with Chapter 5 and Sections 4909.2 and 4910.3.

Exception: Buildings containing only private garages, carports, sheds and agricultural buildings with a building area of not more than 500 square feet (56 m²).

4909.2 Standby Power. Stationary water supply facilities within the Wildland-Urban Interface Fire Area dependent on electrical power to meet adequate water supply demands shall provide standby power systems in accordance with the Electrical Code to ensure that an uninterrupted water supply is maintained. The standby power source shall be capable of providing power for a minimum of two hours.

Exceptions:

- (1) When approved by the code official, a standby power supply is not required where the primary power service to the stationary water supply facility is underground.
- (2) A standby power supply is not required where the stationary water supply facility serves no more than one single-family dwelling.

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I - EXPLOSIVES AND AMMUNITION AMENDMENTS

1. Section 4910, **Ignition Source Control**, of the **Fire Code** is added to read as follows:

4910.1 Fireworks. Fireworks shall not be used or possessed in the Wildland-Urban Interface Fire Area.

2. Section 5601 of the **Fire Code** is amended to read as follows:

5601.1 Scope. For explosives requirements see California Code of Regulations, Title 19, Division 1, Chapter 10 and section 5601.2 of this chapter. For fireworks requirements see California Code of Regulations, Title 19, Division 1, Chapter 6 and section 5601.3 of this chapter. For small arms ammunition, see Section 5601.5 of this chapter.

Exceptions:

- (1) The Armed Forces of the United States, Coast Guard or National Guard.
- (2) Explosives in forms prescribed by the official United States Pharmacopoeia.
- ~~(3) The possession, storage and use of small arms ammunition when packaged in accordance with DOTn packaging requirements.~~
- (4) The use of explosive materials by federal, state and local regulatory, law enforcement and fire agencies acting in their official capacities.
- (5) Items preempted by federal regulations.

5601.2 Explosives. The possession, manufacture, storage, sale, handling, and use of explosives are prohibited.

5601.3 Fireworks. The possession, manufacture, storage, sale, handling, and use of fireworks, including those fireworks classified as Safe and Sane by the California State Fire Marshal, are prohibited.

Exceptions:

- i. Storage, handling and use of fireworks and pyrotechnic special effects outside of buildings when used for public or proximate audience displays, motion picture, television, theatrical and group entertainment productions and when in accordance with Title 19 of the California Code of Regulations.
- ii. Storage, handling and use of pyrotechnic special effects fireworks inside of buildings when used for proximate audience displays or special effects in theatrical, television, motion picture and group entertainment productions when in accordance with Title 19 of the California Code of Regulations and when in buildings equipped throughout with an approved fire sprinkler system.

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5601.4 Rocketry. The storage, handling, and use of model rockets shall be in accordance with Title 19 of the California Code of Regulations and as approved by the Fire Code Official.

5601.5 Small Arms Ammunition - General. Indoor storage and display of black powder, smokeless propellants and small arms ammunition shall comply with Sections 5601.5.1 through 5601.5.2.3.

5601.5.1 Packages. Smokeless propellants shall be stored in approved shipping containers conforming to DOTn 49 CFR, Part 173.

5601.5.1.1 Repackaging. The bulk repackaging of smokeless propellants, black powder and small arms primers shall not be performed in retail establishments.

5601.5.1.2 Damaged packages. Damaged containers shall not be repackaged.

Exception: Approved repackaging of damaged containers of smokeless propellant into containers of the same type and size as the original container.

5601.5.2 Storage in Group R occupancies. The storage of small arms ammunition in Group R occupancies shall comply with Sections 5601.5.2.1 through 5601.5.2.3.

5601.5.2.1 Smokeless propellants. Smokeless propellants intended for personal use in quantities not exceeding 20 pounds (9 kg) are permitted to be stored in Group R-3 occupancies where kept in original containers. Smokeless powder in quantities exceeding 20 pounds (9 kg) but not exceeding 50 pounds (23 kg) are permitted to be stored in Group R-3 occupancies where kept in a wooden box or cabinet having walls of at least 1 inch (25 mm) nominal thickness.

5601.5.2.2 Black powder. Black powder intended for personal use in quantities not exceeding 20 pounds (9 kg) are permitted to be stored in Group R-3 occupancies where kept in original containers and stored in a wooden box or cabinet having walls of at least 1 inch (25 mm) nominal thickness

5601.5.2.3 Small arms primers. No more than 10,000 small arms primers shall be stored in Group R-3 occupancies.

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J - STORAGE OF FLAMMABLE MATERIALS AMENDMENTS

1. Section 5704.2.9.6.1 of the **Fire Code** is amended to read as follows:

5704.2.9.6.1 Locations where above-ground tanks are prohibited. Storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited within the limits established by law as the limits of districts in which such storage is prohibited (see Section 3 of the Sample Legislation for Adoption of the California Fire Code on page xxvi). The limits referred to above, in which the storage of flammable or combustible liquids in above-ground tanks is prohibited, are hereby established as all locations within the Town of Los Altos Hills.

2. Section 5706.2.4.4 of the **Fire Code** is amended to read as follows:

5706.2.4.4 Locations where above-ground tanks are prohibited. The storage of Class I and II liquids in above-ground tanks is prohibited within the limits established by law as the limits of districts in which such storage is prohibited (see Section 3 of the Sample Legislation for Adoption of the California Fire Code on page xxvi). The limits referred to above, in which the storage of flammable or combustible liquids in above-ground tanks is prohibited, are hereby established as all locations within the Town of Los Altos Hills.

3. Section 5806.2 of the **Fire Code** is amended to read as follows:

5806.2 Limitations. The storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited within the limits established by law as the limits of districts in which such storage is prohibited (see Section 3 of the Sample Legislation for Adoption of the California Fire Code on page xxi). The limits referred to above, in which the storage of flammable cryogenic fluids in stationary containers is prohibited, are hereby established as all locations within the Town of Los Altos Hills.

4. Section 6104.2 of the **Fire Code** is amended to read as follows:

6104.2 Maximum capacity within established limits. Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons (7,570 liters) (see Section 3 of the Sample Legislation for Adoption of the California Fire Code on page v). The limits referred to above, in which the storage of liquefied petroleum gas is restricted, are hereby established as all locations within the Town of Los Altos Hills.

TEXT AMENDMENT KEY

ATTACHMENT 3

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**SUMMARY OF 2013 CALIFORNIA BUILDING STANDARDS
CODE AMENDMENTS PER PLANNING COMMISSION
SUBCOMMITTEE RECOMMENDATIONS**

**A - BUILDING MODIFICATIONS TO REDUCE THE SPREAD
OF WILDFIRES AMENDMENTS**

1. Section 710A.3.2 of the **Building Code** is retained in its entirety.
2. Section 710A.4 of the **Building Code** is not amended.
3. Section 1505.1.3 of the **Building Code** is amended 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 **EA**.

4. Section 1505.1.4.1 of the **Building Code** is not added.
5. Section R327.7.8 **Underside of appendages**, of the **Residential Code** is not amended.
6. Section R327.10.3.2 of the **Residential Code** is not deleted.
7. Section R327.10.4 of the **Residential Code** is not amended.
8. Section R902.1.3 of the **Residential Code** is amended to read as follows:

R902.1.3 Roof coverings in 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 **EA**.

9. Section R902.1.4.1 of the **Residential Code** is not added.

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B - FIRE SAFETY SITE DESIGN AMENDMENTS

1. Section 503.1 of the **Fire Code** is amended to read as follows:

503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3 on all new residential dwellings only, as per Fire Department access road Standards.

2. Section 503.2.1 of the **Fire Code** is amended to read as follows:

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6,096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4,115 mm).

Exception: When there are not more than two Group R, Division 3, or Group U occupancies, the access road width may be modified by the fire code official.

3. Section 912.2 of the **Fire Code** is amended to read as follows:

912.2 Location. With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of fire department connections shall be approved by the ~~fire chief~~ fire code official.

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C - BUILDING DESIGN/CONSTRUCTION AMENDMENTS

1. Sections 3405.6, 3405.6.1, 3405.6.2 and 3405.6.3 of the **Building Code** are added to read as follows:

3405.6 Seismic Evaluation and Design Procedures for Repairs. The seismic evaluation and design shall be based on the procedures specified in the California Building Code, ASCE 31 *Seismic Evaluation of Existing Buildings* (for evaluation only) or ASCE 41 *Seismic Rehabilitation of Existing Buildings*. The procedures contained in Chapter A of the 2012 *International Existing Building Code* shall be permitted to be used as specified in Section 3405.1.2 and is optional for all R-3 and U Occupancy structures.

3405.6.1 Compliance with CBC level seismic forces. Where compliance with the seismic design provisions of the California Building Code is required, the procedures shall be in accordance with one of the following:

- (1) One-hundred percent of the values in the California Building Code. Where the existing seismic force-resisting system is a type that can be designated as “Ordinary,” the values of R, Ω_0 , and Cd used for analysis in accordance with Chapter 16 of the California Building Code shall be those specified for structural systems classified as “Ordinary” in accordance with Table 12.2-1 of ASCE 7, unless it is demonstrated that the structural system will provide performance equivalent to that of a “Detailed,” “Intermediate” or “Special” system.
- (2) Compliance with ASCE 41 using both BSE-1 and BSE-2 earthquake hazard levels and the corresponding performance levels in Table 3405.6.1.

TABLE 3405.6.1

PERFORMANCE CRITERIA FOR CBC LEVEL SEISMIC FORCES

| OCCUPANCY CATEGORY (BASED ON CBC TABLE 1604.5) | PERFORMANCE LEVEL FOR USE WITH ASCE 41 BSE-1 EARTHQUAKE HAZARD LEVEL | PERFORMANCE LEVEL FOR USE WITH ASCE 41 BSE-2 EARTHQUAKE HAZARD LEVEL |
|---|---|---|
| I | Life Safety (LS) | Collapse Prevention (CP) |
| II | Life Safety (LS) | Collapse Prevention (CP) |
| III | Note (a) | Note (a) |
| IV | Immediate Occupancy (IO) | Immediate Occupancy (IO) |

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- (a) Acceptance criteria for Occupancy Category III shall be taken as 80 percent of the acceptance criteria specified for Occupancy Category II performance levels, but need not be less than the acceptance criteria specified for Occupancy Category IV performance levels.

3405.6.2 Compliance with reduced CBC level seismic forces. Where seismic evaluation and design is permitted to meet reduced California Building Code seismic force levels, the procedures used shall be in accordance with one of the following:

- (1) The California Building Code using 75 percent of the prescribed forces. Values of R , Ω_0 , and C_d used for analysis shall be as specified in Section 3405.6.1 Item 1.
- (2) Structures or portions of structures that comply with the requirements of the applicable chapter in Chapter A of the 2012 *International Existing Building Code* as specified in Items (a) through (e) below shall be deemed to comply with this section.
 - (a) The seismic evaluation and design of unreinforced masonry bearing wall buildings in Occupancy Category I or II are permitted to be based on the procedures specified in Chapter A1.
 - (b) Seismic evaluation and design of the wall anchorage system in reinforced concrete and reinforced masonry wall buildings with flexible diaphragms in Occupancy Category I or II are permitted to be based on the procedures specified in Chapter A2.
 - (c) Seismic evaluation and design of cripple walls and sill plate anchorage in residential buildings of light-frame wood construction in Occupancy Category I or II are permitted to be based on the procedures specified in Chapter A3.
 - (d) Seismic evaluation and design of soft, weak, or open-front wall conditions in multiunit residential buildings of wood construction in Occupancy Category I or II are permitted to be based on the procedures specified in Chapter A4.
 - (e) Seismic evaluation and design of concrete buildings in all Occupancy Categories are permitted to be based on the procedures specified in Chapter A5.
- (3) Compliance with ASCE 31 based on the applicable performance level as shown in Table 3405.6.2. It shall be permitted to use the BSE-1 earthquake hazard level as defined in ASCE 41 and subject to the limitations in item 4 below.

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- (4) Compliance with ASCE 41 using the BSE-1 Earthquake Hazard Level defined in ASCE 41 and the performance level as shown in Table 3405.6.2. The design spectral response acceleration parameters S_{xs} and S_{x1} specified in ASCE 41 shall not be taken less than 75 percent of the respective design spectral response acceleration parameters SDS and $SD1$ as defined by the *California Building Code* and its reference standards.

TABLE 3405.6.2

**PERFORMANCE CRITERIA FOR REDUCED CBC
LEVEL SEISMIC FORCES**

| OCCUPANCY CATEGORY (BASED ON CBC TABLE 1604.5) | PERFORMANCE LEVEL FOR USE WITH ASCE 31 BSE-1 EARTHQUAKE HAZARD LEVEL | PERFORMANCE LEVEL FOR USE WITH ASCE 41 BSE-2 EARTHQUAKE HAZARD LEVEL |
|---|---|---|
| I | Life Safety (LS) | Life Safety (LS) |
| II | Life Safety (LS) | Life Safety (LS) |
| III | Note (a), Note (b) | Note (a) |
| IV | Immediate Occupancy (IO) | Immediate Occupancy (IO) |

(a) Acceptance criteria for Occupancy Category III shall be taken as 80 percent of the acceptance criteria specified for Occupancy Category II performance levels, but need not be less than the acceptance criteria specified for Occupancy Category IV performance levels.

(b) For Occupancy Category III, the ASCE screening phase checklists shall be based on the life safety performance level.

3405.6.3 Referenced Standards.

| Standard Reference Number | Title | Referenced in code Section Number |
|---|--|--|
| ASCE 31-03 | Seismic Evaluation of Existing Buildings | 3405.6.1, TABLE 3405.6.1 3405.2.4.2, TABLE 3405.6.2 |
| ASCE 41-06 Including Supplement No. 1 | Seismic Rehabilitation of Existing Buildings | 3405.6.1, TABLE 3405.6.1 3405.6.2, TABLE 3405.6.2 |

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2. Section 312.1 of the **Mechanical Code** is not amended.
3. Section 719.1 of the **Plumbing Code** is amended to read:

719.1 Locations. Cleanouts shall be placed inside the building near the connection between the building drain and the building sewer or installed outside the building at the lower end of the building drain and extended to grade.

Additional building sewer cleanouts shall be installed at intervals not to exceed 100 feet in straight runs, for each aggregate horizontal change in direction exceeding 135 degrees, and at the property line where the private sewer system connects to the publically-maintained sanitary sewer lateral. All such cleanouts shall be extended to grade with materials and according to specifications approved by the sewer agency and shall terminate with a concrete box.

4. Add Section 8-5.02 **Backflow Protection** to **Title VIII Chapter 5 of the LAH Municipal Code** to read:

All new private sewer lateral connections to a public sewer shall be required to install a sewer relief valve and backwater valve on the property that is easily accessible for maintenance and inspection. In addition, any replacement or repair of an existing private sewer lateral shall require the installation of a sewer relief valve and backwater valve. The design and installation of the backwater valve shall comply with the regulations in the current edition of the California Plumbing Code and/or Town detail standards.

TEXT AMENDMENT KEY

Yellow Highlight and ~~Strikeout~~ = Text deleted from the 2013 CBC

Yellow Highlight = Text Amendment to the 2013 CBC

Yellow and Underlined = Text Amendment to the 2013 CBC that was not previously in the Muni Code

D - FIRE SPRINKLER REQUIREMENTS AMENDMENTS

1. Section R313.2 of the **Residential Code** is amended to read:

R313.2 One and two-family dwellings automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in all new one- and two-family dwellings and in existing one- and two-family dwellings where during the process of a remodel and/or addition, the existing roof structure (joists, rafters) is removed over an area that exceeds 75% of the existing dwelling floor area.

Exception: An automatic residential fire sprinkler system shall ~~not~~ be required for additions or alterations to existing buildings that are ~~not~~ already provided with an automatic residential sprinkler system.

2. Section 903.2 of the **Fire Code** is not amended.
3. Section 903.3.1.1 of the **Fire Code** is not amended.

TEXT AMENDMENT KEY

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E - FIRE CODE ADMINISTRATION/ENFORCEMENT
AMENDMENTS

1. Section 105.6.48 of the **Fire Code** is not added.
2. Section 105.6.49 of the **Fire Code** is not added.
3. Section 106.5 of the **Fire Code** is added to read as follows:

106.5 Final Inspection. No final inspection as to all or any portion of a development shall be deemed completed until the installation of the required fire protection facilities and access ways have been completed and approved. No final certificate of occupancy may be granted until the Fire Department issues notice of final clearance of such fire protection facilities and access ways, as required by the Los Altos Hills Municipal Code, to the Town's Building Department.

4. Section 108.1 of the **Fire Code** is amended to read as follows:

108.1 Board of appeals established. In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals as it appears in this code shall be deemed and construed to mean the City Council of the Town of Los Altos Hills. The fire code official shall be an ex officio member of said board but shall have no vote on any matter before the board. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official.

5. Section 108.3, Qualifications, of the **Fire Code** is deleted in its entirety.

~~**108.3 Qualifications.** The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to hazards of fire, explosions, hazardous conditions or fire protection systems, and are not employees of the jurisdiction.~~

6. Section 109.4 of the **Fire Code** is amended to read as follows:

109.4 Violation Penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of (Specific Offense), punishable by a fine of not more than (Amount) dollars or by imprisonment not exceeding (Number of Days), or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense a misdemeanor and, upon conviction thereof, shall be punishable as set forth in Title 1, Chapter 2 of the Los Altos Hills Municipal Code.

TEXT AMENDMENT KEY

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Yellow Highlight = Text Amendment to the 2013 CBC

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7. Section 109.4.1 of the **Fire Code** is not amended.
8. **Chapter 4, Emergency Planning and Preparedness, of the Fire Code** is not adopted.
9. Section 806.1.1 of the **Fire Code** is not amended.

TEXT AMENDMENT KEY

Yellow Highlight and ~~Strikeout~~ = Text deleted from the 2013 CBC

Yellow Highlight = Text Amendment to the 2013 CBC

Yellow and Underlined = Text Amendment to the 2013 CBC that was not previously in the Muni Code

F - FIRE CODE DEFINITION AMENDMENTS

1. Section 202 of the **Fire Code** is amended by adding or amending the following definitions:

Administrator means the City Manager of the Town of Los Altos Hills or his or her designated representative.

Chief or Fire Chief or fire code official means the Fire Chief retained by the Los Altos Hills County Fire District or designated representative.

Chief of Police means the Sheriff of the County of Santa Clara with whom the Town contracts for police services, or his or her designated representative.

Corporation Counsel means the City Attorney for the Town.

Fire Department means the Fire Department retained by the Los Altos Hills County Fire District.

Jurisdiction means the Town of Los Altos Hills.

Police Department means the Sheriff's Department of the County of Santa Clara with whom the Town contracts for police service.

TEXT AMENDMENT KEY

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G - FUEL MANAGEMENT AND DEFENSIBLE SPACE **AMENDMENTS**

1. Section 4902.1 of the **Fire Code** is amended to read as follows:

Wildland-Urban Interface Fire Area. A geographical area identified by the state as a “Very High Fire Hazard Severity Zone” in accordance with the Public Resources Code Sections 4201 through 4204 and Government Code Sections 51175 through 51189, or other areas designated by the enforcing agency to be at a significant risk from wildfires.

2. Section 4906.2 of the **Fire Code** is not amended.
3. Section 4907.1 of the **Fire Code** is not amended.
4. Section 4907.2 of the **Fire Code** is not added.

TEXT AMENDMENT KEY

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H - FIRE PROTECTION PLAN AMENDMENTS

1. Section 4908, **Fire Protection Plan**, of the **Fire Code** is not added.
2. Section 4909, **Water Supply**, of the **Fire Code** is not added.

TEXT AMENDMENT KEY

Yellow Highlight and ~~Strikeout~~ = Text deleted from the 2013 CBC

Yellow Highlight = Text Amendment to the 2013 CBC

Yellow and Underlined = Text Amendment to the 2013 CBC that was not previously in the Muni Code

I - EXPLOSIVES AND AMMUNITION AMENDMENTS

1. Section 4910, **Ignition Source Control**, of the **Fire Code** is not added.
2. Section 5601 of the **Fire Code** is not amended.

TEXT AMENDMENT KEY

Yellow Highlight and ~~Strikeout~~ = Text deleted from the 2013 CBC

Yellow Highlight = Text Amendment to the 2013 CBC

Yellow and Underlined = Text Amendment to the 2013 CBC that was not previously in the Muni Code

J - STORAGE OF FLAMMABLE MATERIALS AMENDMENTS

1. Section 5704.2.9.6.1 of the **Fire Code** is amended to read as follows:

5704.2.9.6.1 Locations where above-ground tanks are prohibited. Storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited within the limits established by law as the limits of districts in which such storage is prohibited (see Section 3 of the Sample Legislation for Adoption of the California Fire Code on page xxvi). The limits referred to above, in which the storage of flammable or combustible liquids in above-ground tanks is prohibited, are hereby established as all locations within the Town of Los Altos Hills within the “Very-High Fire Hazard Severity Zone” as designated on the State adopted CALFIRE Map.

2. Section 5706.2.4.4 of the **Fire Code** is amended to read as follows:

5706.2.4.4 Locations where above-ground tanks are prohibited. The storage of Class I and II liquids in above-ground tanks is prohibited within the limits established by law as the limits of districts in which such storage is prohibited (see Section 3 of the Sample Legislation for Adoption of the California Fire Code on page xxvi). The limits referred to above, in which the storage of flammable or combustible liquids in above-ground tanks is prohibited, are hereby established as all locations within the Town of Los Altos Hills within the “Very-High Fire Hazard Severity Zone” as designated on the State adopted CALFIRE Map.

3. Section 5806.2 of the **Fire Code** is amended to read as follows:

5806.2 Limitations. The storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited within the limits established by law as the limits of districts in which such storage is prohibited (see Section 3 of the Sample Legislation for Adoption of the California Fire Code on page xxi). The limits referred to above, in which the storage of flammable cryogenic fluids in stationary containers is prohibited, are hereby established as all locations within the Town of Los Altos Hills within the “Very-High Fire Hazard Severity Zone” as designated on the State adopted CALFIRE Map.

4. Section 6104.2 of the **Fire Code** is amended to read as follows:

6104.2 Maximum capacity within established limits. Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons (7,570 liters) (see Section 3 of the Sample Legislation for Adoption of the California Fire Code on page v). The limits referred to above, in which the storage of liquefied petroleum gas is restricted, are hereby established as all locations within the Town of Los Altos Hills within the “Very-High Fire Hazard Severity Zone” as designated on the State adopted CALFIRE Map.

**PLANNING COMMISSION SUBCOMMITTEE REVIEW OF
PROPOSED BUILDING STANDARDS CODE AMENDMENTS**

**A - BUILDING MODIFICATIONS TO REDUCE THE SPREAD
OF WILDFIRES AMENDMENTS**

1. Keep Amendment? NO Jim NO Jitze

Comments or Recommended Revisions: The current 2013 code requirement of 50 feet for detached accessory buildings is adequate for the Town of Los Altos Hills. 50 feet is a reasonable setback between an accessory building constructed of non ignition-resistant materials and a building that is regulated by the code for ignition resistance.

2. Keep Amendment? NO Jim NO Jitze

Comments or Recommended Revisions: Leave the language as written in the code. Want to retain the flexibility to make decisions on a case by case basis.

3. Keep Amendment? MODIFY Jim MODIFY Jitze

Comments or Recommended Revisions: Remove all language modifications related to the 300 square foot threshold for requiring the replacement of the entire roof covering. The Town Building Official has generally not enforced this requirement on a regular basis and the 300 sq.ft. figure, although used for many years by the Town, does not appear to be related to anything specific in the code. Retain the Class A requirement.

4. Keep Amendment? NO Jim NO Jitze

Comments or Recommended Revisions: The amendment is basically a duplicate of amendment #3.

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5. Keep Amendment? NO Jim NO Jitze

Comments or Recommended Revisions: Do not amend the language. Want to retain the flexibility to make decisions on a case by case basis.

6. Keep Amendment? NO Jim NO Jitze

Comments or Recommended Revisions: Same comment as amendment #1.

7. Keep Amendment? NO Jim NO Jitze

Comments or Recommended Revisions: Same comment as amendment #2.

8. Keep Amendment? MODIFY Jim MODIFY Jitze

Comments or Recommended Revisions: Remove all language modifications related to the 300 square foot threshold for requiring the replacement of the entire roof covering. The Town Building Official has generally not enforced this requirement on a regular basis and the 300 sq.ft. number, although used for many years by the Town, does not appear to be related to anything specific in the code. Retain the Class A requirement.

9. Keep Amendment? NO Jim NO Jitze

Comments or Recommended Revisions: The amendment is basically a duplicate of amendment #8.

B - FIRE SAFETY SITE DESIGN AMENDMENTS

1. Keep Amendment? MODIFY Jim MODIFY Jitze

Comments or Recommended Revisions: Do not apply the fire truck turnaround requirements to any remodels or additions. Require turnarounds on all new dwellings. Clarify what size truck can be accommodated by the current turnaround design.

2. Keep Amendment? YES Jim YES Jitze

Comments or Recommended Revisions: The subcommittee fully supports the added exception as it allows for flexibility in the design of access roads and benefits LAH homeowners.

3. Keep Amendment? YES Jim YES Jitze

Comments or Recommended Revisions: The subcommittee supports the minor title/name change.

C - BUILDING DESIGN/CONSTRUCTION AMENDMENTS

1. Keep Amendment? MODIFY Jim MODIFY Jitze

Comments or Recommended Revisions: The amendments provide a benefit to the Town as they provide for damaged non-profit and governmental structures to be repaired or reconstructed to a structurally safe level after a Presidential declared disaster occurs. The amendments would comply with the Stafford Act (federal law related to FEMA) which funds the repair and restoration of the structures. The subcommittee also recommends that language be added indicating that the amendment is optional for any R-3 or U Occupancy structures.

2. Keep Amendment? NO Jim NO Jitze

Comments or Recommended Revisions: The existing language in the Mechanical Code is adequate to addresses the needs and uses in the Town.

3. Keep Amendment? YES Jim YES Jitze

Comments or Recommended Revisions: The subcommittee fully supports this amendment.

4. Keep Amendment? YES Jim YES Jitze

Comments or Recommended Revisions: The subcommittee fully supports this amendment.

D - FIRE SPRINKLER REQUIREMENTS AMENDMENTS

1. Keep Amendment? MODIFY Jim MODIFY Jitze

Comments or Recommended Revisions: Revise the amendment to read as follows:
“Require sprinklers in new one and two-family dwellings and in existing one and two-
family dwellings where during the process of a remodel or addition, the existing roof
structure (joists, rafters) is removed over an area that exceeds 75% of the existing
dwelling floor area.”

2. Keep Amendment? NO Jim NO Jitze

Comments or Recommended Revisions: Current code already requires sprinklers in all
new buildings with “Group R” occupancy and the subcommittee does not want to require
sprinklers in new “Group U” structures or on any additions or modifications to accessory
structures.

3. Keep Amendment? NO Jim NO Jitze

Comments or Recommended Revisions: No change to code. The amendment does not
apply to development in Los Altos Hills.

**E - FIRE CODE ADMINISTRATION/ENFORCEMENT
AMENDMENTS**

1. Keep Amendment? NO Jim NO Jitze

Comments or Recommended Revisions: Town already requires a Conditional Use Permit for Day Care facilities of more than 6 persons and the Fire Department can impose conditions through the Use Permit process that run with the land in perpetuity. No need to create another permit process involving the Town.

2. Keep Amendment? NO Jim NO Jitze

Comments or Recommended Revisions: Town already requires a Conditional Use Permit for these types of institutional uses (or not permitted at all in zone district) and the Fire Department can impose conditions through the Use Permit process that run with the land in perpetuity. No need to create another permit process involving the Town.

3. Keep Amendment? YES Jim YES Jitze

Comments or Recommended Revisions: The subcommittee supports this amendment. The Town already requires that the Fire Department “sign off” on a building permit prior to final building sign off/certificate of occupancy and this practice has been followed for many years in the Town. However, the subcommittee recommends that the word “required” be deleted preceding “fire protection facilities” and the words, “required by the Los Altos Hills Municipal Code” be added after “access ways” to ensure that the Fire Dept. does not arbitrarily create regulations that have not been previously reviewed and adopted by the Town.

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4. Keep Amendment? YES Jim YES Jitze

Comments or Recommended Revisions: The subcommittee supports this amendment. Simply clarifies that the Board of Appeals is the City Council.

5. Keep Amendment? YES Jim YES Jitze

Comments or Recommended Revisions: The subcommittee supports this amendment. This amendment allows for the City Council to act as the Board of Appeals as it deletes the section requiring that the members of the Board of Appeals be qualified in fire protection matters.

6. Keep Amendment? YES Jim YES Jitze

Comments or Recommended Revisions: The subcommittee supports this amendment. Simply clarifies that the violation penalties are defined in the LAH Municipal Code.

7. Keep Amendment? NO Jim NO Jitze

Comments or Recommended Revisions: The Town should not allow the fire official to abate a property without notifying the property owner. LAH Muni Code already allows abatement through Section 4-2.116 (b) and noticing is required as outlined in the Municipal Code.

8. Keep Amendment? YES Jim YES Jitze

Comments or Recommended Revisions: The subcommittee supports this amendment. The County already has an Emergency Planning and Preparedness Plan.

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9. Keep Amendment? NO Jim NO Jitze

Comments or Recommended Revisions: The existing language sufficiently addresses the needs of the Town as it allows for cut trees in one and two-family dwellings and the language proposed is simply restating what is already listing under current state law.

F - FIRE CODE DEFINITION AMENDMENTS

1. Keep Amendment? YES as modified Jim YES as modified Jitze

Comments or Recommended Revisions: The subcommittee supports the added definitions with the exception of the Wildland-Urban Interface Fire Area definition. A Wildland-Urban Interface Fire Area is already defined in Chapter 49 of the Fire Code. Furthermore, the WUI Fire Area Map developed by the Santa Clara County Fire District does not appear to align in any logical way with the fire hazard zone delineations developed by CALFIRE. The CALFIRE "Fire Hazard Severity Zones in LRA" map designates no "Very High Fire Hazard Severity Zones" in Los Altos Hills and only a small amount of High Fire Hazard Severity Zone area is located east of Interstate 280 near Arastradero Road. In contrast, the WUI fire area map developed by the Santa Clara County Fire Department designates almost the entire town within the WUI fire area. The subcommittee recommends that the WUI map be consistent with the CALFIRE fire hazard severity zones. Town needs to revisit how the WUI map was developed and have the map amended.

G - FUEL MANAGEMENT AND DEFENSIBLE SPACE AMENDMENTS

1. Keep Amendment? MODIFY Jim MODIFY Jitze

Comments or Recommended Revisions: Do not amend the Fire Code definition based on the explanation stated under the previous section, "Fire Code Definition Amendments". However, add the words, "Very High" before "Fire Hazard Severity Zone" in response to the State Government Code Sections 51175 through 51189 which states that the purpose of the above stated code sections is to classify lands in the state in accordance with whether a very high fire hazard is present so that public officials are able to identify measures that will retard the rate of spread and reduce the intensity of uncontrolled fires.

2. Keep Amendment? NO Jim NO Jitze

Comments or Recommended Revisions: The subcommittee does not support this amendment based on the fact that there are no "Very High Fire Hazard Severity Zones" in the Town and this amendment includes the previously adopted Wildland Urban Interface Fire Area map that the subcommittee feels does not accurately represent the "Very High Fire Hazard Severity Zone" designation on the CALFIRE map that encompasses Los Altos Hills.

3. Keep Amendment? NO Jim NO Jitze

Comments or Recommended Revisions: The subcommittee does not support these amendments based on the fact that the Title 4 Public Safety, Chapter 2 Fire Prevention, Section 4-2.116(a) of the LAH Municipal Code requires the provision of an effective

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firebreak around all structures in hazardous fire zones and that any amendments to the defensible space requirements should focus on amending the Municipal Code and not add a duplicate code section in Title 8 which could result in future enforcement issues. Subsections 6 and 7 are the two areas not currently addressed in Section 4-2.116 (a).

4. Keep Amendment? NO Jim NO Jitze

Comments or Recommended Revisions: This amendment is already addressed under Section 4-2.116(b) of the LAH Municipal Code.

H - FIRE PROTECTION PLAN AMENDMENTS

1. Keep Amendment? NO Jim NO Jitze

Comments or Recommended Revisions: The subcommittee does not support this expansion of the regulatory authority by the Fire Department.

2. Keep Amendment? NO Jim NO Jitze

Comments or Recommended Revisions: This amendment does not apply to Los Altos Hills. Every property is served by public water and there are fire mains along all public and private streets. A new dwelling cannot be constructed unless they have an appropriate fire protection water supply.

I - EXPLOSIVES AND AMMUNITION AMENDMENTS

1. Keep Amendment? NO Jim NO Jitze

Comments or Recommended Revisions: Not necessary. Title 4 Public Safety, Chapter 2 Fire Prevention, Section 4-2.110 of the Municipal Code already bans the possession, storage, sale or discharge of fireworks within the Town. The section also allows for the Fire Chief to adopt reasonable rules and regulations to permit supervised public displays of fireworks.

2. Keep Amendment? NO Jim NO Jitze

Comments or Recommended Revisions: Title 4 Public Safety, Chapter 2 Fire Prevention, Section 4-2.110 of the Municipal Code already bans the possession, storage, sale or discharge of fireworks within the Town. The section also allows for the Fire Chief to adopt reasonable rules and regulations to permit supervised public displays of fireworks. Rely on existing State laws with regard to the storage of small arms ammunition, smokeless propellants, black powder and small arms primers.

J - STORAGE OF FLAMMABLE MATERIALS AMENDMENTS

1. Keep Amendment? MODIFY Jim MODIFY Jitze
Comments or Recommended Revisions: Prohibit the storage of flammable or combustible liquids in above-ground tanks outside of buildings in all locations within a “Very-High Fire Hazard Severity Zone” as designated on the state approved CALFIRE Map.

2. Keep Amendment? MODIFY Jim MODIFY Jitze
Comments or Recommended Revisions: Prohibit the storage of flammable or combustible liquids in above-ground tanks in all locations within a “Very-High Fire Hazard Severity Zone” as designated on the state approved CALFIRE Map.

3. Keep Amendment? MODIFY Jim MODIFY Jitze
Comments or Recommended Revisions: Prohibit the storage of flammable cryogenic fluids in stationary containers outside of buildings in all locations within a “Very-High Fire Hazard Severity Zone” as designated on the state approved CALFIRE Map.

4. Keep Amendment? MODIFY Jim MODIFY Jitze
Comments or Recommended Revisions: Prohibit the storage of liquefied petroleum gas in excess of a water capacity of 2,000 gallons in all locations within a “Very-High Fire Hazard Severity Zone” as designated on the state approved CALFIRE Map.

5/22/2014 SUBCOMMITTEE VOTING SUMMARY and RESULTS for 2013 CBC AMENDMENTS

| A - MODIFICATIONS TO REDUCE THE SPREAD OF WILDFIRES | | | | | |
|--|-----------------|-----------------|-------------|--|--|
| | Jim A | Jitze | Code | Effect | Abstract/Result |
| 1 | NO | NO | | Do not delete code section from Building Code | Do not require detached accessory structures located anywhere on the property to be constructed of ignition resistant materials if more than 50 feet from code regulated building. |
| 2 | NO | NO | | Do not delete language "When required by the enforcing agency," | Retain discretion on accessory structures being constructed of noncombustible materials. |
| 3 | YES as Modified | YES as Modified | | Do not add language for 300 sq.ft. threshold but require replacement of roof materials with Class A roof | Requires the replacement of the entire roof on an existing building with a Class A roof if more than 50% is removed. |
| 4 | NO | NO | | Do not add section requiring replacement with Class A roof in Wildland-Urban Interface Area | Requirement for Class A roof in all areas of Town already covered by amendment #3 if approved. |
| 5 | NO | NO | | Do not delete language "When required by the enforcing agency," | Retain discretion on requirement that the underside of overhanging appendages shall be enclosed. |
| 6 | NO | NO | | Do not delete code section from Residential Code | Do not require detached accessory structures located anywhere on the property to be constructed of ignition resistant materials if more than 50 feet from code regulated building. |
| 7 | NO | NO | | Do not delete language "When required by the enforcing agency," | Retain discretion on accessory structures being constructed of noncombustible materials. |
| 8 | YES as Modified | YES as Modified | | Do not add language for 300 sq.ft. threshold but require replacement of roof materials with Class A roof | Requires the replacement of the entire roof on an existing building with a Class A roof if more than 50% is removed. |
| 9 | NO | NO | | Do not add section requiring replacement with Class A roof in Wildland-Urban Interface Area | Requirement for Class A roof in all areas of Town already covered by amendment #8 if approved. |
| B - FIRE SAFETY SITE DESIGN AMENDMENTS | | | | | |
| | Jim A | Jitze | Code | Effect | Abstract/Result |
| 1 | YES as Modified | YES as Modified | | Add language that states that fire truck turnarounds not required on remodels or additions. | Fire apparatus access roads shall be provided and maintained in accordance with SCCFD standards on new dwellings only. |
| 2 | YES | YES | | Add exception for access road design | Allows for fire code official to modify access road design for single family properties. |
| 3 | YES | YES | | Replaces term "fire chief" with "fire code official" | Allows for an authorized fire code official to approve alternative fire department connection locations. |

5/22/2014 SUBCOMMITTEE VOTING SUMMARY and RESULTS for 2013 CBC AMENDMENTS

| E - FIRE CODE ADMINISTRATION/ENFORCEMENT AMENDMENTS | | | | | |
|--|-----------------|-----------------|-------------|--|--|
| | Jim A | Jitze | Code | Effect | Abstract/Result |
| 1 | NO | NO | | Do not require an operational permit for a Day Care Facility of over 6 persons | Do not require an operational permit from the Fire Department to operate a business as a day care facility for more than 6 people. |
| 2 | NO | NO | | Do not require an operational permit for an Institutional type occupancy | Do not require an operational permit from the Fire Department to operate, maintain or use any institutional type occupancy. |
| 3 | YES as Modified | YES as Modified | | Add requirement for Fire Department approval prior to final approval of the building and include the words "required by the Los Altos Hills Municipal Code" after "access ways" in the code language | No final inspection of a building shall be completed until the Fire Department has given their final clearance to the Building Dept. Codifies existing Town Policy. |
| 4 | YES | YES | | Defines the Board of Appeal | Establishes the LAH City Council as the members of the Board of Appeals on appeals of any decisions or determinations made by the fire code official. |
| 5 | YES | YES | | Deletes section on qualifications for Board of Appeals members | Deletes qualifications for members of Board of Appeals allowing for the establishment of the City Council as the Board of Appeals. |
| 6 | YES | YES | | Add language that changes violation penalties from a fine to a misdemeanor | Changes the penalties for violations of the Fire Code from a fine to a misdemeanor as set forth in Title 1, Chapter 2 of the Los Altos Hills Municipal Code. |
| 7 | NO | NO | | Do not add language allowing for the abatement of a fire hazard without notice to the property owner | Does not grant the fire official the ability to abate a fire hazard or health hazard on private property without first notifying the property owner. |
| 8 | YES | YES | | Do not adopt the Emergency Planning and Preparedness chapter in the Fire Code | Chapter 4, Emergency Planning and Preparedness, of the Fire Code is not adopted. |
| 9 | NO | NO | | Do not delete code section or add language on natural cut trees | Retain the existing language which does not prohibit natural cut trees in one and two-family dwellings and allows trees in other occupancies if the building has sprinklers. |
| F - FIRE CODE DEFINITION AMENDMENTS | | | | | |
| | Jim A | Jitze | Code | Effect | Abstract/Result |
| 1 | YES as Modified | YES as Modified | | Add new definitions to clarify specific titles but do not include a definition of Wildland-Urban Interface Fire Area in this section | Defines or clarifies Administrator, Fire Chief, Chief of Police, Corporation Counsel, Fire Dept, Jurisdiction, Police Dept. |

5/22/2014 SUBCOMMITTEE VOTING SUMMARY and RESULTS for 2013 CBC AMENDMENTS

| I - EXPLOSIVES AND AMMUNITION AMENDMENTS | | | | | |
|--|-----------------|-----------------|-------------|--|---|
| | Jim A | Jitze | Code | Effect | Abstract/Result |
| 1 | NO | NO | | Do not add language prohibiting fireworks in WUI area | This amendment is redundant as the LAH Municipal Code already bans the possession, storage, sale or discharge of fireworks within Town limits |
| 2 | NO | NO | | Do not add language regulating fireworks and small arms ammunition | These amendments are redundant as the LAH Municipal Code already bans the possession, storage, sale or discharge of fireworks within Town limits and there are existing state laws regulating small arms ammunition, smokeless propellants, black powder and primers. The Town is not involved in the monitoring or enforcement of these regulations. |
| J - STORAGE OF FLAMMABLE MATERIALS AMENDMENTS | | | | | |
| | Jim A | Jitze | Code | Effect | Abstract/Result |
| 1 | YES as Modified | YES as Modified | | Designates the area where the storage of flammable or combustible liquids in above-ground tanks outside of buildings is prohibited | Prohibits the storage of flammable or combustible liquids in above-ground tanks outside of buildings in all locations within a "Very-High Fire Hazard Severity Zone" as designated on the state approved CALFIRE Map. |
| 2 | YES as Modified | YES as Modified | | Designates the area where the storage of flammable or combustible liquids in above-ground tanks is prohibited | Prohibits the storage of flammable or combustible liquids in above-ground tanks in all locations within a "Very-High Fire Hazard Severity Zone" as designated on the state approved CALFIRE Map. |
| 3 | YES as Modified | YES as Modified | | Designates the area where the storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited | Prohibits the storage of flammable cryogenic fluids in stationary containers outside of buildings in all locations within a "Very-High Fire Hazard Severity Zone" as designated on the state approved CALFIRE Map. |
| 4 | YES as Modified | YES as Modified | | Designates the area where the maximum storage capacity of liquefied petroleum gas cannot exceed a water capacity of 2,000 gallons | Designates that the maximum storage capacity of liquefied petroleum gas cannot exceed a water capacity of 2,000 gallons in all locations within a "Very-High Fire Hazard Severity Zone" as designated on the state approved CALFIRE Map. |

FIRE COMMAND CENTER.

FIRE DEPARTMENT MASTER KEY.

FIRE LANE.

KEY BOX.

TRAFFIC CALMING DEVICES.

SECTION 503

FIRE APPARATUS ACCESS ROADS

503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3.

503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exception: The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where:

1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
3. There are not more than two Group R-3 or Group U occupancies.

503.1.2 Additional access. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

503.1.3 High-piled storage. Fire department vehicle access to buildings used for high-piled combustible storage shall comply with the applicable provisions of Chapter 32.

503.2 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8.

[California Code of Regulations, Title 19, Division 1, §3.05(a)] Fire Department Access and Egress. (Roads)

(a) Roads. Required access roads from every building to a public street shall be all-weather hard-surfaced (suitable for use by fire apparatus) right-of-way not less than 20 feet in width. Such right-of-way shall be unobstructed and maintained only as access to the public street.

Exception: The enforcing agency may waive or modify this requirement if in his opinion such all-weather

hard-surfaced condition is not necessary in the interest of public safety and welfare.

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

503.2.2 Authority. The fire code official shall have the authority to require an increase in the minimum access widths where they are inadequate for fire or rescue operations.

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be determined by the fire code official.

503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.

503.2.6 Bridges and elevated surfaces. Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the fire code official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs or both shall be installed and maintained when required by the fire code official.

503.2.7 Grade. The grade of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department's apparatus.

503.2.8 Angles of approach and departure. The angles of approach and departure for fire apparatus access roads shall be within the limits established by the fire code official based on the fire department's apparatus.

503.3 Marking. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times.

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4-2.116 Brush and vegetative growth—Clearance from structures and roadways.

(a) Required. Any person owning, leasing, controlling, operating, or maintaining any buildings or structures in, upon, or adjoining any hazardous fire area, and any person owning, leasing, or controlling any land adjacent to such buildings or structures shall at all times:

(1) Maintain around and adjacent to such buildings or structures an effective firebreak made by removing and clearing away, for a distance therefrom of not less than thirty (30) feet on each side thereof, all flammable vegetation or other combustible growth. The provisions of this section shall not apply to single specimens of trees, ornamental shrubbery, or similar plants used as ground cover provided they do not form a means of rapidly transmitting fire from the native growth to any structure;

(2) Maintain around and adjacent to such buildings or structures additional fire protection or firebreaks made by removing all brush, flammable vegetation, or combustible growth located from thirty (30) feet to one hundred (100) feet from such buildings or structures as may be required by the Chief when he or she finds that because of extra hazardous conditions a firebreak of only thirty (30) feet around such structures is not sufficient to provide reasonable fire safety. Grass and other vegetation located more than thirty (30) feet from such buildings or structures and less than eighteen (18) inches in height above the ground may be maintained where necessary to stabilize the soil and prevent erosion;

(3) Remove that portion of any tree which extends within ten (10) feet of the outlet of any chimney;

(4) Maintain any tree adjacent to or overhanging any building free of dead wood;

(5) Maintain the roof of any structure free of leaves, needles, or other dead vegetative growth; and

(6) The Chief may require the removal of all flammable vegetation or other combustible growth within ten (10) feet on each side of any roadway and at such other places upon any property as he or she may deem necessary to prevent or avoid fire damages to adjoining properties or undue hardships in fighting fires. The provisions of this section shall not apply to single specimens of trees, ornamental shrubbery, or cultivated ground cover, such as grass, ivy, succulents, or similar plants used as ground cover, provided they do not form a means of readily transmitting fire.

As used in this subsection, “roadway” shall mean that portion of a public or private road designed or ordinarily used for vehicular travel.

(b) Notices of Noncompliances—Costs of Work Done by Chief. In the event any of the conditions prohibited by the provisions of this section exist, the Council may instruct the Chief to give notice to the owner of the property upon which such conditions exist to correct such prohibited conditions, and, if the owner fails to correct such conditions, the Chief may cause the work to be done and make the expense of such correction a lien upon the property upon which such conditions exist.

(c) Exceptions. If the Chief determines in any specific case that difficult terrain, danger of erosion, or other unusual circumstances make strict compliance with the clearance provisions of Section 4-2.115 of this article or this section undesirable or impractical, he or she may suspend the enforcement of such provisions and require reasonable alternative measures designed to advance the purposes of this article. (§ XVI, Ord. 105, as amended by § 1, Ord. 162, and § 1, Ord. 226, eff. October 17, 1975)

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4-2.110 Fireworks.

Except as hereinafter provided, it is unlawful for any person to possess, store, offer for sale, sell at retail, use, or discharge any fireworks. The Chief shall have the power to adopt reasonable rules and regulations for the granting of permits for supervised public displays of fireworks. Every such display shall be handled by a licensed operator approved by the Chief and shall be of such character and so located, discharged, or fired, in the opinion of the Chief and after proper inspection, so as not to be hazardous to property or endanger any person.

Applications for permits for public displays shall be made in writing at least fifteen (15) days in advance of the date of the display. After such permit has been granted, the use of fireworks for such display shall be lawful for that purpose only. No permit granted hereunder shall be transferable. (§ X, Ord. 105, as amended by § 1, Ord. 228, eff. July 15, 1976)

FIKE HAZARD SEVERITY ZONES IN SKA

Adopted by CAL FIRE on November 7, 2007

ATTACHMENT 8

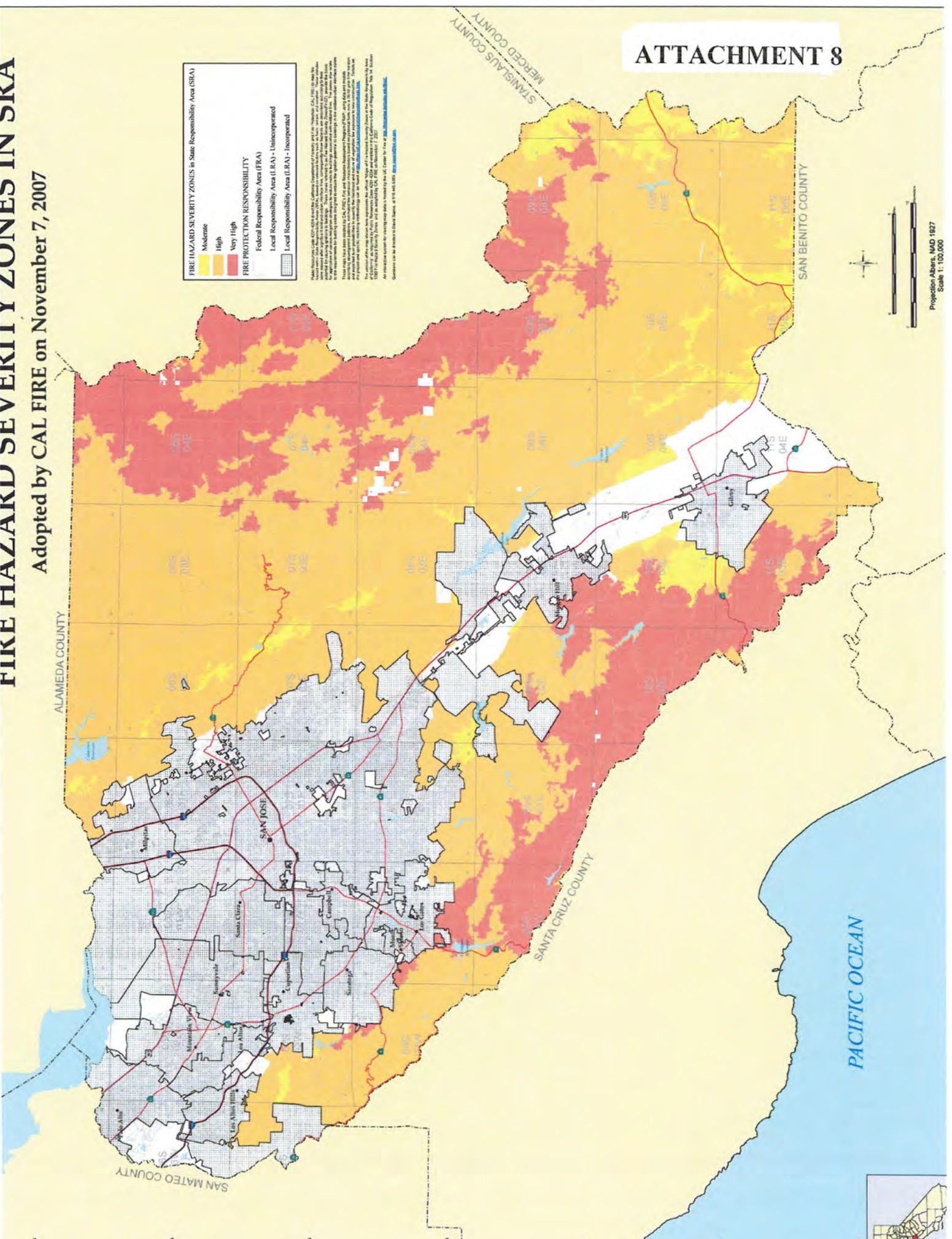
FIRE HAZARD SEVERITY ZONES in State Responsibility Area (SRA)

- Moderate
- High
- Very High

FIRE PROTECTION RESPONSIBILITY

- Federal Responsibility Area (FRA)
- Local Responsibility Area (LRA) - Unincorporated
- Local Responsibility Area (LRA) - Incorporated

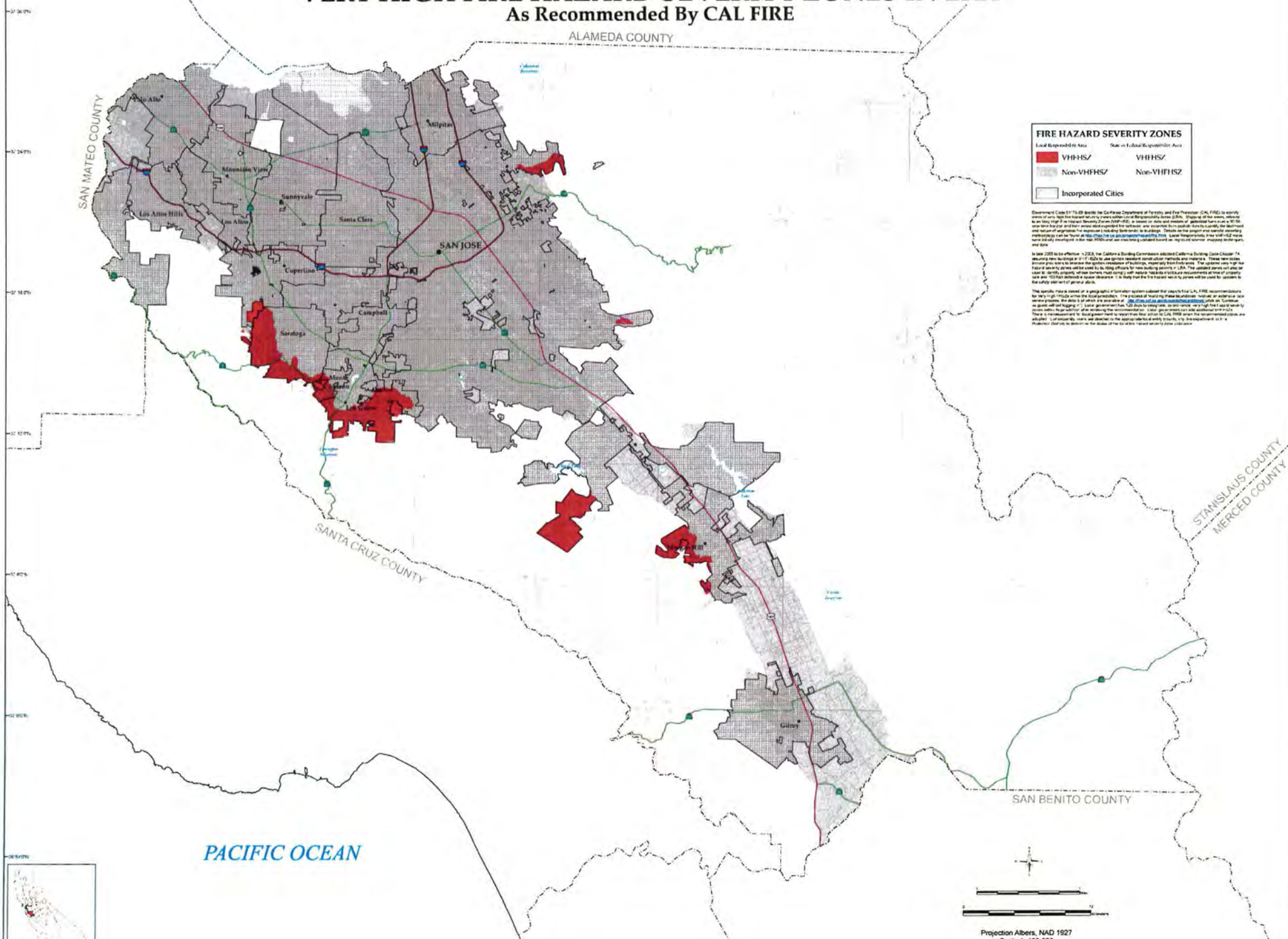
Map prepared by CAL FIRE, California Department of Forestry and Fire Protection, (CAL FIRE), 1500 Main Street, Sacramento, CA 95833. This map is a general representation of fire hazard severity zones and fire protection responsibility areas. It is not intended to be used as a legal document. For more information on fire hazard severity zones and fire protection responsibility areas, please contact CAL FIRE at (916) 227-3000. An interactive version for viewing your data is hosted at the US Center for Fire Safety and Prevention, www.uscfspp.com.



Projection: Albers, NAD 1983
Scale 1:100,000



VERY HIGH FIRE HAZARD SEVERITY ZONES IN LRA As Recommended By CAL FIRE



FIRE HAZARD SEVERITY ZONES

| | |
|-----------------------|-----------|
| Local Government Area | Non-VHHSZ |
| VHHSZ | Non-VHHSZ |
| Non-VHHSZ | Non-VHHSZ |
| Incorporated Cities | |

Department Code 5171-09 under the California Department of Forestry and Fire Protection (CAL FIRE) is hereby certifying that this map was prepared in accordance with the provisions of the California Fire Hazard Severity Zones Act (FHSZA), Chapter 1 of the Statutes of 2006, and that the information contained therein is true and correct to the best of the knowledge and belief of the person or persons who prepared the same. The Department and its employees are not responsible for any errors or omissions in this map. Details on the project and specific mapping methodology can be found at <http://www.firehazardseverityzones.org>. Local Governments have 180-day review and appeal periods in the map. FHSZs and are reviewed and updated based on required science mapping techniques and data.

In late 2009 to be effective 1/1/2010, the California Building Commission adopted California Building Code Chapter 7A, requiring new buildings in V-1/V-2 to use specific resistant construction methods and materials. These new codes are intended to reduce the ignition resistance of buildings, reduce fire spread, and reduce the fire hazard severity zones used to be using efforts for new building projects in LRA. The updated areas on this map are based on the 2009 update of the fire hazard severity zones. Local governments can also appeal the results. There is no requirement for local government to report from this map to CAL FIRE when the map is updated. Local government users are directed to the appropriate local safety authority, or the Department of Fire Protection, for more information on the status of the fire hazard severity zones.

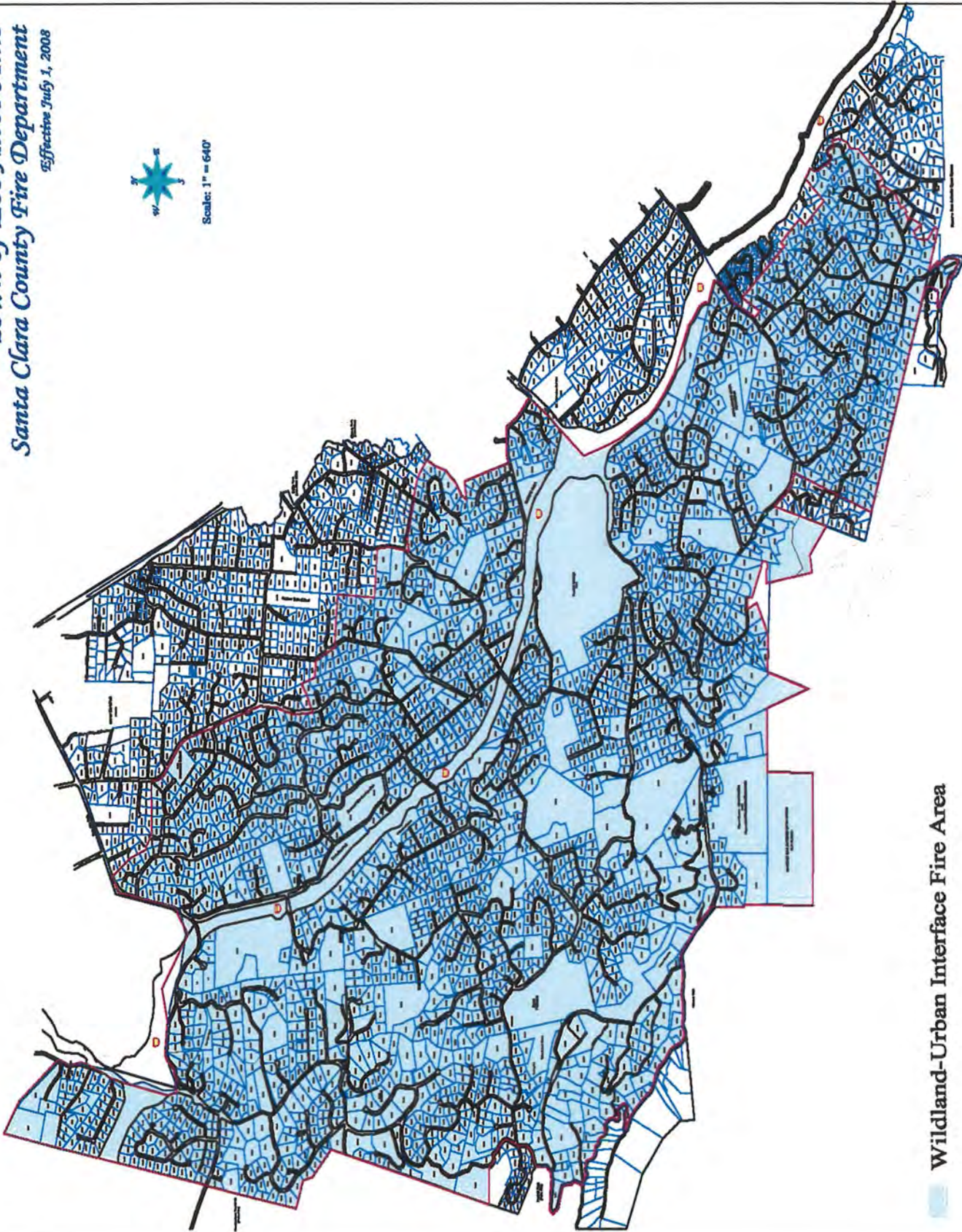


Projection: Albers, NAD 1927
Scale: 1:100,000

*Town of Los Altos Hills
Santa Clara County Fire Department*
Effective July 1, 2008



Scale: 1" = 640'



Wildland-Urban Interface Fire Area

Building Modifications to Reduce the Spread of Wildfires

TOWN OF LOS ALTOS HILLS

1. Some of the Subcommittee's comments refer to the desire to retain flexibility to make decisions on a case-by-case basis. There is a drawback to making decisions on a case-by-case basis: The Building Official will have to 'evaluate' each "When required by the enforcing agency" provision of the code. What will be the evaluation criteria? Thoughts such as topography (ridge tops, saddles, chimneys), slopes, prevailing wind conditions, type of fuel (species of grasses, brush, trees)? Far more staff time will be spent 'evaluating' and making position statements on why or why not certain projects are required or not required to build to a certain standard. Often these types of case-by-case decisions end up in commission and council meetings for the final decision. By striking out the "When required by the enforcing agency" language, the planning phase of projects by architects, engineers and city staff is simplified. Either the project proposal has to comply with the section or not. No special studies are commissioned.

Fire Safety Site Design Amendments:

1. Fire department access: Disagree.

California Fire Code Section [A] **102.1 Construction and design provisions.**

The construction and design provisions of this code shall apply to:

1. Structures, facilities and conditions arising after the adoption of this code.

Applies to all existing structures when a building permit application for addition is requested. However, we do not require new turnarounds when remodeling within existing footprint. We sometimes request a turnaround when additions are made. A key factor is can the property accommodate a turnaround? Some cannot, but maybe improvements can be made. Properties with poor access experience delayed response times. We come to a point on access roads where we have to get out and hike to the home for medical responses. For fire responses we may back into the driveway so we can leave quickly if needed for self-preservation.

Building Design/Construction Amendments (Not Fire Department)

1. No comment
2. No comment
3. No comment
4. No comment

Fire Sprinkler Requirements Amendments

1. Sounds reasonable/good to me.
2. Sounds reasonable
3. Sounds reasonable

Fire Code Administrative / Enforcement Amendments

1. Okay
2. Okay
3. Okay
4. Okay
5. Okay
6. Okay
7. This is not a County Fire Department amendment. This is an amendment added by Town Attorney and is a carryover.
8. Okay
9. Okay

Fire Code Definition Amendments

1. Okay with removing WUI definition;

Fuel Management and Defensible Space Amendments

1. Disagree. Cannot add “very high” before “Fire Hazard Severity Zone” as this would be less restrictive than the state. The Wildland-Urban Interface encompasses all fire hazard severity zones, including moderate, high, and very high zones.
2. This amendment gives the authority for the Fire Department, in conjunction with the Los Altos Hills County Fire District to continue to issue the annual 30-foot clearance letters sent from the Fire Department to property owners in the WUI. If this amendment is not included the Fire Department loses the authority to issue the letters.
3. This amendment details the defensible space requirements included in the brush program that is desired by both County Fire and the Los Altos Hills County Fire District. These amendments are we use for public education and fire prevention.
4. This amendment is the method by which County Fire, Town Staff and Town Council use when homeowners fail to mitigate proper clearances of their property. This section is also

used for those homeowners who wish for the Department's contractor to perform the work and just add the cost to their annual property tax bill.

In addition, County Fire serves many different cities and towns. In an effort to reduce our administrative staff time maintaining the brush program in these communities, it is in our best interests to have the same requirements and code sections in all the letters we distribute to these many communities. It also assists in working with community staff members and councils when the requirements and administrative procedures are consistent throughout all of the communities.