

ORDINANCE NO. 25
PEBBLE BEACH COMMUNITY SERVICES DISTRICT

An ordinance adopting the 2007 edition of the California Fire Code, including local amendments; prescribing regulations governing conditions hazardous to life and property from fire, hazardous materials or explosion; providing for the issuance of permits and collection of fees therefore; and repealing Ordinance No. 22.

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BE IT ORDAINED by the Board of Directors of the Pebble Beach Community Services District as follows:

Section 1. **ADOPTION OF CALIFORNIA FIRE CODE**

A certain document being marked and designated as the California Fire Code, 2007 edition, including Appendix Chapters 1, 4, A, B, C, D, M, and R (see California Fire Code, Appendix Chapter 1, Section 101.2.1, 2007 edition), as published by the International Code Council, is hereby adopted as the Fire Code of the Pebble Beach Community Services District (hereinafter "DISTRICT"), with the additions, insertions, deletions, and changes prescribed in Section 3 of this Ordinance.

Section 2. **FINDINGS OF FACTS**

2.1 California Health and Safety Code Section 13869.7 permits a Fire District to adopt an ordinance which amends, changes or modifies the State Housing Regulations adopted pursuant to Health and Safety Code Section 17922, to establish more restrictive standards, upon express findings that such amendments, changes or modifications are reasonably necessary due to local climatic, geological or topographical conditions.

2.2 Health and Safety Code Section 13869.7 requires that the District Board of Directors making any amendments, changes or modifications pursuant to said section shall make an express finding that such amendments, changes or modifications are needed and, following ratification of the adopted ordinance by the county or city where the ordinance will apply, the county or city shall file a copy of the adopted ordinance, including all amendments, changes and modifications and said findings, with the Department of Housing and Community Development and the California Building Standards Commission.

2.3 The Board of Directors of the Pebble Beach Community Services District finds that in order to best protect the health, safety and welfare of the District's residents, the Board should adopt the 2007 California Fire Code Standards. The Board further finds

that it is necessary to make the revisions set forth in Exhibit A in order to provide fire personnel with a better ability to protect the public. The following findings address each of these situations and present the local conditions which, either singularly or in combination, justify the amendments, changes or modifications to be adopted:

FINDING (1) The affected area is within the DISTRICT; and

FINDING (2) The affected area is extraordinarily inaccessible for firefighting purposes due to mountainous topography within and adjacent to the DISTRICT; and

FINDING (3) The affected area poses an extreme fire hazard due to the high percentage of forested and open brushed land within and adjacent to the DISTRICT; and

FINDING (4) The National Fire Protection Association and United States Fire Administration statistics indicate that automatic fire sprinkler systems have established an efficiency record of approximately ninety-six percent (96%) satisfactory performance in the United States since 1925; and

FINDING (5) Monterey County is subject to major natural disasters such as earthquakes, floods, and wildland fires which could greatly limit traditional fire suppression capabilities for individual residential property protection.

Section 3. **AMENDMENTS TO THE CALIFORNIA FIRE CODE**

The California Fire Code is amended and changed as shown in the attached Exhibit "A" to this Ordinance, which is hereby made a part hereof.

Section 4. **ESTABLISHMENT OF GEOGRAPHIC LIMITS**

The geographic limits referred to in Section 3204.3.1.1 (geographic limits in which the storage of flammable cryogenic fluids in stationary containers is prohibited), Section 3404.2.9.5.1 (geographic limits in which the storage of Class I and Class II liquids in above-ground tanks outside of buildings is prohibited), Section 3406.2.4.4 (geographic limits in which the storage of Class I and Class II liquids in above-ground tanks is prohibited), and Section 3804.2 (geographic limits in which the storage of liquefied petroleum gas is restricted for the protection of heavily populated or congested areas) of the 2007 California Code are hereby established as follows:

All areas within the boundaries of the DISTRICT, with the exception of such other places as may, from time to time, be approved by the chief/fire marshal.

Section 5. **REPEAL OF CONFLICTING ORDINANCES**

The Ordinance No. 22 of the DISTRICT entitled “*An ordinance adopting the California Fire Code 2000 edition with amendments*” and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 6. **VALIDITY**

Should any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Directors hereby declares that it would have passed this ordinance, and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared invalid.

Nothing in this ordinance or in the Fire Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 5 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired, or affected by this ordinance.

Section 7. **DATE OF EFFECT**

This ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall be transmitted to Monterey County upon its adoption and shall take effect and be in full force and effect thirty (30) days from and after the date of its final passage and adoption, or after its ratification by the Monterey County Board of Supervisors as required by the California Health and Safety Code Section 13869.7(c), whichever is later.

Section 8. **PUBLIC NOTICE**

The Secretary of the Board of Directors is hereby ordered and directed to cause this ordinance, or a summary thereof, to be published in a newspaper of general circulation within the County of Monterey, State of California within 15 days of its final passage and adoption.

The foregoing ordinance was introduced at an adjourned regular meeting of the Board of Directors of the Pebble Beach Community Services District duly held on **December 7, 2007**, and was passed and adopted, following a noticed public hearing, at an adjourned regular meeting duly held on **January 25, 2008**, by the following vote:

AYES: Directors:

NOES: Directors:

ABSENT: Directors:

ATTEST:

Richard D. Verbanec, Board President

Craig E. Anthony, Board Secretary

ORDINANCE NO. 25
Exhibit A

Appendix Chapter 1 Section 101.1 is amended to read as follows:

101.1 Title

These regulations shall be known as the Fire Code of the Pebble Beach Community Services District, hereinafter referred to as “this code.”

Appendix Chapter 1 Section 101.2.1 is amended to read as follows:

101.2.1 Appendices.

Provisions in Appendix Chapter 1 and Appendices A, B, C, D, M and R are hereby adopted in their entirety and shall apply.

Appendix Chapter 1 Section 102.1 is amended to read as follows:

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.
2. Existing structures, facilities and conditions not legally in existence at the time of adoption of this code.
3. Existing structures, facilities and conditions when identified in specific sections of this code.
4. Existing structures, facilities and conditions, which, in the opinion of the fire code official, constitute a distinct hazard to life and property.
5. Existing structures to which additions, alterations or repairs are made that involve the addition, removal or replacement of fifty percent (50%) or greater of the linear length of the walls of the existing building (exterior plus interior) within a one-year period.
6. Existing structures to which additions, alterations or repairs are made that are valued at an amount set forth by resolution, where adopted.

Appendix Chapter 1 Section 102.3 is amended to read as follows:

102.3 Change of use or occupancy.

No change shall be made in the use or occupancy of any structure that would place the structure in a different division of the same groups or occupancy or in a different group of occupancies, unless such structure is made to comply with the provisions of this code.

Appendix Chapter 1 Section 103.5 is added to read as follows:

103.5 Police powers.

The fire code official and his deputies shall have the powers of police officers in performing their duties under this code. When requested to do so by the fire code official, the chief of police of the jurisdiction is authorized to assign such available police officers as necessary to assist the fire code official in enforcing the provisions of this code.

Appendix Chapter 1 Section 109.3 is amended to read as follows:

109.3 Violation penalties.

Persons who shall violate any provision of this code or shall fail to comply with any of the requirements thereof or 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 an infraction, punishable by a fine not more than five hundred dollars (\$500.00). Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Appendix Chapter 1 Section 111.4 is amended to read as follows:

111.4 Failure to comply.

Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of an infraction as specified in Section 109.3 of this code.

Section 202 is amended to add the following definitions:

ALL WEATHER SURFACE

A road surface constructed to the minimum standards adopted by the jurisdiction.

BRIDGE

A structure to carry a roadway over a depression or obstacle

OCCUPANCY GROUP U

Add the following examples to “Agricultural buildings”: Storage, livestock, and poultry; milking barns, shade structures, and horticultural structures (greenhouses and crop protection structures).

Section 316 is added to read as follows:

Section 316 – STORAGE OF IDLE PALLETS

316.1 General.

The requirements of this section apply to all pallets, whether wood or plastic.

316.2 Storage of idle pallets.

1. Idle pallets shall be stored outside, except as permitted by Section 316.2(2) of this code.
2. Idle pallets shall be permitted to be stored in a building if the building is sprinklered in accordance with NFPA 13.
3. Idle pallets stored outside shall be stored in accordance with Section 316.3 of this code.

316.3 Physical characteristics of outside storage.

1. Idle pallet stacks shall not exceed fifteen feet (15') in height.
2. Idle pallet stacks shall not cover an area of greater than 400 square feet.
3. Idle pallet stacks shall be arranged to form stable piles.
4. A distance of not less than twenty feet (20') shall separate stacks.
5. Stacks shall be no closer than twenty feet (20') to any property line.
6. Stacks shall be no closer than twenty feet (20') to any other yard storage.
7. Stacks shall be no closer than the distances shown in Table 316.3 to buildings.

**TABLE 316.3
REQUIRED CLEARANCES BETWEEN OUTSIDE IDLE PALLET
STORAGE AND BUILDINGS**

Wall Construction	Under 50 Pallets	51-200 Pallets	Over 200 Pallets
Masonry with no openings	No restrictions	No restrictions	15 feet
Masonry with wired glass in openings, outside sprinklers, and one-hour doors	No restrictions	10 feet	20 feet
Masonry with wired or plain glass, outside sprinklers, and ¾ hour doors	10 feet	20 feet	30 feet

Wood or metal with outside sprinklers	10 feet	20 feet	30 feet
Wood, metal, or other	20 feet	30 feet	50 feet

Section 503.2.6.1 is added to read as follows:

503.2.6.1 Private bridge engineering.

Every private bridge hereafter constructed shall meet the following engineering requirements:

- a. The weight shall be designed for a minimum of HB-17 loading as prescribed by the AASHTO.
- b. The unobstructed vertical clearance shall be not less than 15 feet clear.
- c. The width shall be a minimum of 20 feet clear. The fire code official may require additional width when the traffic flow may be restricted or reduce the width to a minimum of 12 feet for Occupancy Group U or R-1 occupancies.
- d. The maximum grade change of the approach to and from any private bridge shall not exceed 8% for a minimum distance of 10 feet.

Section 503.2.6.2 is added to read as follows:

503.2.6.2 Private bridge certification.

Every private bridge hereafter constructed shall be engineered by a licensed professional engineer knowledgeable and experienced in the engineering and design of bridges. Certification that the bridge complies with the design standards required by this code and the identified standards, and that the bridge was constructed to those standards, shall be provided by the licensed engineer, in writing, to the fire code official. Every private bridge, including existing and those constructed under this code, shall be certified as to its maximum load limits every ten (10) years or whenever deemed necessary by the fire code official. Such recertification shall be by a licensed professional engineer knowledgeable and experienced in the engineering and design of bridges. All fees charged for the purpose of certification or recertification of private bridges shall be at the owner's expense.

Section 503.2.7 is amended to read as follows:

503.2.7 Grade

The grade of the fire apparatus access roads shall be no greater than 15% unless specifically approved by the fire code official.

Section 503.2.7.1 is added to read as follows:

503.2.7.1 Paving.

All fire apparatus access roads over eight percent (8%) shall be paved with a minimum 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base. All fire apparatus access roads over fifteen percent (15%) where approved shall be paved with perpendicularly grooved concrete.

Section 503.3.1 is added to read as follows:

503.3.1 Prohibition of Unauthorized Signage

Posting of any road naming signs not authorized by the fire code official or the jurisdiction shall be prohibited.

Section 506.1 is amended to read as follows:

506.1 Where required

Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box or other approved emergency access device to be installed in an approved location. The key box or other approved emergency access device shall be of an approved type and shall contain keys or other information to gain necessary access as required by the fire code official.

Section 508.5.2 is amended to read as follows:

508.5.2 Inspection, testing and maintenance.

Fire hydrant systems shall be subject to periodic tests as required by the fire code official. Fire hydrant systems shall be maintained in an operative condition at all times and shall be repaired where defective. Additions, repairs, alterations and servicing shall comply with approved standards. When required by the fire code official, hydrants shall be painted in accordance with the most current edition of NFPA 291.

Section 603.6.6 is added to read as follows:

603.6.6 Spark arresters

An approved spark arrester shall be installed on all chimneys, incinerators, smokestacks or similar devices for conveying smoke or hot gases to the outer air.

Section 901.1.1 is added to read as follows:

901.1.1 Responsibility

The owner of the protected premises shall be responsible for all fire protection systems within the protected premises, whether existing or installed under this code.

Section 901.4 is amended to read as follows:

901.4 Installation.

Fire protection systems shall be maintained in accordance with the original installation standards for that system. All systems shall be extended, altered, or augmented as necessary to maintain and continue protection whenever the building is altered, remodeled or added to. Alterations to the fire protection systems shall be done in accordance with applicable standards.

Section 901.4.5 is added to read as follows:

901.4.5 Non-operational equipment

Any fire protection equipment that is no longer in service shall be removed.

Section 903.2 is amended to read as follows:

903.2 Where required

Approved automatic sprinkler systems shall be provided in all new buildings and structures constructed, moved into or relocated within the jurisdiction.

Exceptions:

- (1) Structures not classified as Group R occupancies and less than 500 square feet in total floor area.
- (2) Detached Group "U" occupancies located at least one hundred feet (100') from any other structure or the property line, whichever is closer, and used for agricultural purposes.
- (3) Where an insufficient water supply exists to provide for an automatic fire sprinkler system and where the fire code official permits alternate protection.

The following sections are amended by changing requirements to 500 square feet for fire sprinkler installation, as follows (the complete text of the section is not provided):

- 903.2.1.1 Group A-1 Change 12,000 square feet to 500 square feet.
- 903.2.1.2 Group A-2. Change 5,000 square feet to 500 square feet.
- 903.2.1.3 Group A-3. Change 12,000 square feet to 500 square feet.
- 903.2.1.4 Group A-4. Change 12,000 square feet to 500 square feet.
- 903.2.1.5 Group A-5. Change 1,000 square feet to 500 square feet.
- 903.2.2 Group E. Change 20,000 square feet to 500 square feet.
- 903.2.3 Group F-1. Change 12,000 square feet to 500 square feet.
- 903.2.6-1 Group M. Change 12,000 square feet to 500 square feet.
- 903.2.6-3 Group M. Change 24,000 square feet to 500 square feet.
- 903.2.8 Group S-1. Change 12,000 square feet to 500 square feet.
- 903.2.8.1 Repair Garages Change 10,000 square feet (2 story buildings) and 12,000 square feet (1 story buildings) to 500 square feet.
- 903.2.8.2 Bulk storage of tires. Change 20,000 cubic feet to 500 square feet.

Section 903.2.7 is amended to read as follows:

903.2.7 Group R.

An automatic sprinkler system installed in accordance with Section 903.3 shall be provided in all buildings with a Group R fire area, including, but not limited to, one- and two-family dwellings, townhomes, manufactured homes and mobile homes hereafter constructed, moved into or relocated within the jurisdiction, including all additions to buildings already equipped with automatic fire sprinkler systems.

Section 903.3.1.1.2 is added to read as follows:

903.3.1.1.2 Elevators

Automatic fire sprinklers shall not be installed at the top of passenger elevator hoist ways or in the associated passenger elevator mechanical rooms.

903.3.1.1.2.1

Where automatic fire sprinklers are not installed at the top of passenger elevator hoist ways, heat detectors for the shunt trip mechanism shall not be installed, nor shall smoke detectors for elevator recall be installed.

903.3.1.1.2.2

Where automatic fire sprinklers are not installed in associated elevator mechanical rooms, heat detectors for the shunt trip mechanism shall not be installed. A smoke detector shall be installed for elevator recall.

Section 903.3.1.3 is amended to read as follows:

- 903.3.1.3 NFPA 13D sprinkler systems
Where allowed, automatic sprinkler systems installed in one- and two-family dwellings shall be installed throughout in accordance with NFPA 13D.
- 903.3.1.3.1 All fire sprinkler systems installed in one- and two-family dwellings shall be tested for leakage by undergoing a hydrostatic test made at 200 psi for a two-hour duration.
- 903.3.1.3.2 Each water system supplying both domestic and fire protection systems shall have a single indicating-type control valve, arranged to shut off both the domestic and sprinkler systems. A separate shut-off valve for the domestic system only shall be permitted to be installed. The location of the control valve shall be approved by the fire code official.
- 903.3.1.3.3 Automatic sprinklers shall be installed in all bathrooms, regardless of square footage.
- 903.3.1.3.4 Automatic sprinklers shall be installed in all attached garages and structures.
- 903.3.1.3.5 Automatic sprinklers shall be installed in all accessible storage areas.
- 903.3.1.3.6 Local water flow alarms shall be provided on all sprinkler systems. Local water flow alarms shall be powered from the main kitchen refrigerator circuit. The local water flow alarm shall be clearly audible from within the master bedroom at an audibility level of not less than 70 dBa. Where no kitchen exists in the building, the water flow alarm shall be powered from the bathroom lighting circuit.

Section 903.4.1 is amended to read as follows:

- 903.4.1 Signals.
Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station, remote supervising station or proprietary supervising station as defined in NFPA 72, or, when approved by the fire code official, shall sound an audible signal at a constantly attended location. The fire alarm system installed to transmit such signals shall be considered a building fire alarm system.

Section 903.4.2.1 is added to read as follows:

- 903.4.2.1 Where an automatic fire sprinkler system is installed in a building with more than one tenant or with over 100 sprinkler heads, audible and visible notification appliances shall be installed throughout the building as follows:
- a. Audible notification appliances shall be installed so as to be audible at 15 dBa above average sound pressure level throughout the building.
 - b. Visible notification appliances shall be installed in all public and common use areas, restrooms and corridors in accordance with the spacing requirements of NFPA 72.
 - c. Visible notification appliances can be eliminated in normally unoccupied portions of buildings where permitted by the fire code official.
- EXCEPTION: The requirements of this section do not apply to Group R Occupancies.

Section 903.4.3 is amended to read as follows:

- 903.4.3 Floor control valves
- Approved indicating control valves and water flow switches shall be provided at the point of connection to the riser on each floor in all buildings over one story in height, and shall be individually annunciated as approved by the fire code official.

Section 907.1.5 is added to read as follows:

- 907.1.5 Multiple Fire Alarm Systems
- Multiple fire alarm systems within single protected premises are not permitted, unless specifically authorized by the fire code official.

Section 907.2 is amended to read as follows:

- 907.2 Where required -- new buildings and structures
- An approved manual, automatic, or manual and automatic fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures in accordance with Section 907.2.1 through 907.2.23 and provide occupant notification in accordance with Section 907.10, unless other requirements are provided by another section of this code. Where automatic sprinkler protection installed in accordance with Section 903.3.1.1 or 903.3.1.2 is provided and connected to the building fire alarm system, automatic heat detection required by this section shall not be required.

The automatic fire detectors shall be smoke detectors unless otherwise permitted by the fire code official. Where ambient conditions prohibit installation of automatic smoke detection, other automatic fire detection shall be allowed.

Section 907.2.10.1.2 is amended to add an exception to read as follows:

Exception: Where a household fire warning system is installed in accordance with Section 907.2.10.5.

Section 907.2.10.2 is amended by adding an exception to read as follows:

Exception: Where a household fire warning system is installed in accordance with Section 907.2.10.5.

Section 907.2.10.3 is amended by adding an exception to read as follows:

Exception: Where a household fire warning system is installed in accordance with Section 907.2.10.5.

Section 907.2.10.6 is added to read as follows:

907.2.10.6 Household Fire Warning Systems
An approved household fire warning system shall be permitted to be installed in lieu of the single- or multiple-station smoke alarms required by Section 907.2.10 and the California Building Code. Plans and specifications for the household fire warning system shall be submitted for review and approval prior to installation. Household fire warning systems installed in lieu of single-station smoke alarms required by the International Building Code shall be required to be placarded as permanent building equipment.

Section 907.9.5 is added to read as follows:

907.9.5 Zone transmittal
Where required by the fire code official, fire alarm signals shall be transmitted by zone to the supervising station and retransmitted by zone to the public fire service communications center.

Section 907.10.2 is amended by changing the word “occupied” to “occupiable”, to read in part as follows:

“...in every occupiable space within a building...”

Section 907.13 is amended to read as follows:

907.13 Access.

Access shall be provided to each fire alarm system component for periodic inspection, maintenance and testing.

Section 907.18 is amended to read as follows:

907.18 Completion documents.

The following documentation shall be provided at the time of acceptance testing for all fire alarm system installations:

1. A record of completion in accordance with NFPA 72.
2. A contractor’s statement verifying that the system has been installed in accordance with the approved plans and specifications, and has been 100% tested in accordance with NFPA 72.
3. A contractor’s affidavit of personnel qualifications, indicating that all personnel involved with the installation of the fire alarm system meet the qualification requirements of the fire code official.

Section 2505.1 is amended to read as follows:

2505.1 Individual piles.

Tire storage shall be restricted to individual piles not exceeding 2,500 square feet of continuous area. Piles shall not exceed 25,000 cubic feet in volume or 10 feet in height.

Section D103.2 is amended to read as follows:

D103.2 Grade

Fire apparatus access roads shall not exceed 15 percent in grade with a maximum side slope of 5%.

EXCEPTION: Grades steeper than 15 percent as approved by the fire code official shall be paved with perpendicularly grooved concrete.

Add the following Appendix to read as follows:

APPENDIX M: Standard Fire Conditions for Single Family Dwellings

SECTION M101 – GENERAL

M101.1 Scope

Applications for the construction or remodel of single family dwellings, including one- and two-family dwellings, townhomes, modular and manufactured homes, and mobile homes outside of established mobile home parks, shall be subject to the fire conditions in this appendix when conditioned by the fire code official.

M101.2 Conflicting Sections

Where provisions in this appendix conflict with other sections of this code or other appendices, the provisions of this appendix shall prevail unless otherwise directed by the fire code official.

SECTION M102 – ROADS

M102.1 General

These conditions will be used primarily when conditioning a subdivision or other project that requires roads. Roads are defined as access pathways for more than two parcels.

M102.2 Road access. (FIRE 001)

Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum of two nine-foot traffic lanes with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name.

M102.3 Roadway engineering. (FIRE 002)

The grade for all roads shall not exceed 15 percent with a maximum side slope of 5%. Where road grades exceed 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The length of vertical curves in roadways, exclusive of gutters, ditches and drainage structures designed to hold or divert water, shall not be

less than 100 feet. No roadway turn shall have a horizontal inside radius of less than 50 feet. A roadway turn radius of 50 to 100 feet is required to have an additional 4 feet of roadway surface. A roadway turn radius of 100 to 200 feet is required to have an additional 2 feet of roadway surface. Roadway turnarounds shall be required on dead-end roads in excess of 150 feet of surface length. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.

M102.3 Dead end roads.

M102.3.1 Parcels less than one (1) acre. (FIRE 003)

For parcels less than 1 acre, the maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed 800 feet. All dead-end road lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its furthest point. Where a dead-end road serves parcels of differing sizes, the shortest allowable length shall apply. Each dead-end road shall have a turnaround constructed at its terminus. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.

M102.3.2 Parcels greater than 1 acre and not exceeding 5 acres (FIRE 004)

For parcels greater than 1 acre and not exceeding 5 acres, the maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed 1320 feet. All dead-end road lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its furthest point. Where a dead-end road serves parcels of differing sizes, the shortest allowable length shall apply. Each dead-end road shall have a turnaround constructed at its terminus. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length

M102.3.3 Parcels greater than 5 acres and not exceeding 20 acres (FIRE 005)

For parcels greater than 5 acres and not exceeding 20 acres, the maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed 2640 feet. All dead-end road lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its furthest point. Where a dead-end road serves parcels of differing sizes, the shortest allowable length shall apply. Each dead-end road shall have turnarounds at its terminus and at no greater than

1320-foot intervals. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the “T” shall be a minimum of 60 feet in length.

M102.3.4 Parcels greater than 20 acres. (FIRE 006)

For parcels greater than 20 acres, the maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed 5280 feet. All dead-end road lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its furthest point. Where a dead-end road serves parcels of differing sizes, the shortest allowable length shall apply. Each dead-end road shall have turnarounds at its terminus and at no greater than 1320-foot intervals. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the “T” shall be a minimum of 60 feet in length.

SECTION M103 **DRIVEWAYS, GATES, AND BRIDGES**

M103.1 Driveways (FIRE 007)

Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent with a maximum side slope of 5%. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the “T” shall be a minimum of 60 feet in length.

M103.2 Gates (FIRE 008)

All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required.

M103.3 Bridges (FIRE 009)

All new and reconstructed bridges shall be at least the width of the roadbed and berms, but in no case less than 12 feet wide. Bridge width on all roads exceeding tertiary standards shall not be less than the width of the two lanes with berms. All bridges shall be designed for HS15-44 loading and have guardrails. Appropriate signage, including but not limited to, weight ratings or vertical clearance limitations, and one-way road or single-lane road conditions, shall be provided at both entrances to any bridge. One-lane bridges may be permitted if there is unobstructed visibility across the entire bridge, and turnouts are provided at both bridge ends. The fire authority may impose more stringent requirements for bridges.

SECTION M104. **SIGNS AND ADDRESSES**

M104.1 Road signs (FIRE 010)

All newly constructed or approved roads and streets shall be designated by names or numbers, posted on signs clearly visible and legible from the roadway. Size of letters, numbers and symbols for street and road signs shall be a minimum 4-inch letter height, 1/2-inch stroke, and shall be a color that is reflective and clearly contrasts with the background color of the sign. All numerals shall be Arabic. Street and road signs shall be non-combustible and shall be visible and legible from both directions of vehicle travel for a distance of at least 100 feet. Height, visibility, legibility, and orientation of street and road signs shall be meet the provisions of the jurisdiction. This section does not require any entity to rename or renumber existing roads or streets, nor shall a roadway providing access only to a single commercial or industrial occupancy require naming or numbering. Signs required under this section identifying intersecting roads, streets and private lanes shall be placed at the intersection of those roads, streets and/or private lanes. Signs identifying traffic access or flow limitations (i.e., weight or vertical clearance limitations, dead-end road, one-way road or single lane conditions, etc.) shall be placed: (a) at the intersection preceding the traffic access limitation; and (b) not more than 100 feet before

such traffic access limitation. Road, street and private lane signs required by this article shall be installed prior to final acceptance of road improvements by the fire code official.

M104.2 Addresses for buildings. (FIRE 011)

All buildings shall be issued an address in accordance with jurisdictional requirements. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance.

SECTION M105 **WATER SUPPLY**

M105.1 Water systems (FIRE 012)

The provisions of this condition shall apply when new parcels are approved by a local jurisdiction. The emergency water system shall be available on-site prior to the completion of road construction, where a community water system is approved, or prior to the completion of building construction, where an individual system is approved. Approved water systems shall be installed and made serviceable prior to the time of construction. Water systems constructed, extended or modified to serve a new development, a change of use, or an intensification of use, shall be designed to meet, in addition to average daily demand, the standards shown in Table 2 of the Monterey County General Plan, NFPA Standard 1142, or other adopted standards. The quantity of water required pursuant to this chapter shall be in addition to the domestic demand and shall be permanently and immediately available

M105.2 RESERVED (FIRE 013)

M105.3 Single parcel fire protection water supply (FIRE 014)

For development of structures totaling less than 3,000 square feet on a single parcel, the minimum fire protection water supply shall be 4,900 gallons. For development of structures totaling 3,000 square feet or more on a single parcel, the minimum fire protection water supply shall be 9,800 gallons. For development of structures totaling more than 10,000 square feet on a single parcel, the reviewing authority may require additional fire protection water supply. Other water supply alternatives, including ISO Rural Class 8 mobile water systems, may be permitted by the fire authority to provide for the same practical effect. The quantity of water required by this condition shall be in addition to the domestic demand and shall be permanently and immediately available.

M105.4 Fire hydrants and valves (FIRE 015)

A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet or further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.

SECTION M106 **SETBACKS**

M106.1 Setbacks (FIRE 016)

All parcels 1 acre and larger shall provide a minimum 30-foot setback for new buildings and accessory buildings from all property lines and/or the center of the road. For parcels less than 1 acre, alternate fuel modification standards or other requirements may be imposed by the fire code official to provide the same practical effect.

SECTION M107 **VEGATATION AND DEBRIS DISPOSAL**

M107.1 Disposition of vegetation and debris fuels. (FIRE 017)
Disposal, including chipping, burying, or removal to a landfill site approved by the local jurisdiction, of vegetation and debris caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to final clearance of the related permit.

SECTION M108 **GREENBELTS**

M108.1 Greenbelts (FIRE 018)
Subdivisions and other developments, which propose greenbelts as a part of the development plan, shall locate said greenbelts strategically as a separation between wildland fuels and structures. The locations shall be approved by the fire code official.

SECTION M109 **DEFENSIBLE SPACE**

M109.1 Standard defensible space requirements (FIRE 019)
Manage combustible vegetation consistent with California Public Resources Code 4291. Additional or alternate fire protection approved by the fire code official may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by the fire code official and other jurisdictional authorities.

M109.2 RESERVED (FIRE 020)

SECTION M110 **FIRE PROTECTION SYSTEMS**

M110.1 Residential fire sprinkler systems (Standard) (FIRE 021)
The building(s) and attached structure(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection.

M110.2 RESERVED (FIRE 022)

M110.3 RESERVED (FIRE CONDITION 023)

M110.4 Residential fire alarm systems (FIRE 024)

The residence shall be fully protected with an approved household fire warning system as defined by NFPA 72. Plans and specifications for the household fire warning system shall be submitted by a California licensed C-10 contractor and approved prior to installation. Household fire warning systems installed in lieu of single-station smoke alarms required by the California Building Code shall be required to be placarded as permanent building equipment.

M110.5 Residential fire alarm systems in lieu of smoke alarms (FIRE 025)

Where a household fire warning system or combination fire/burglar alarm system is installed in lieu of single-station smoke alarms required by the International Building Code the alarm panel shall be required to be placarded as permanent building equipment.

Add the following Appendix to read as follows:

APPENDIX R **ROOFS**

SECTION R101 – General

R101.1 Scope

Applications for the construction or remodel of any buildings shall be subject to the roofing conditions of this appendix when conditioned by the fire code official.

R101.2 Conflicting Sections

Where provisions in this appendix conflict with other sections of this code or other appendices, the provisions of this appendix shall prevail unless otherwise directed by the fire code official.

SECTION R102 NEW BUILDINGS

R102.1 General. (FIRE 026)

Roofing requirements for all new buildings shall be a minimum Class “B” roof assembly as defined by the International Building Code.

EXCEPTION: Greenhouses shall be exempt from the requirements of this section.

R102.2 Very High Hazard Severity Zones (FIRE 027)

Roofing requirements for all new buildings in Very High Hazard Severity Zones shall be a minimum Class “A” roof assembly as defined by the International Building Code.

R102.3 Carmel Valley Fire Protection District. (FIRE 028)
Roofing requirements for all new buildings within the Carmel Valley Fire Protection District shall be a minimum Class “A” roof assembly as defined by the International Building Code.

R102.4 Cypress Fire Protection District, Carmel Highlands Fire Protection District and Pebble Beach Community Services District. (FIRE 029)
Roofing requirements for all new buildings within the Cypress Fire Protection District, Carmel Highlands Fire Protection District and the Pebble Beach Community Services District shall be a minimum Class “A” roof assembly as defined by the International Building Code.

R102.5 Aromas Tri-County Fire Protection District (FIRE 030)
Roofing requirements for all new buildings within the Aromas Tri-County Fire Protection District shall be a minimum Class “A” roof assembly as defined by the International Building Code.

SECTION R103 **EXISTING BUILDINGS**

R103.1 General (FIRE 026)
Roofing requirements for existing buildings when fifty percent (50%) or more of the roof area is re-roofed within a one-year period after the issuance of a building permit shall be a minimum Class “B” roof assembly as defined by the International Building Code. Where there is no permit issued, this section is applicable to buildings constructed after the effective date of this code and to buildings where fifty percent (50%) or more of the roof area is re-roofed within a one-year period after commencing construction.

R103.2 Very High Hazard Severity Zone (FIRE 027)
Roofing requirements for existing buildings within a very high hazard severity zone when fifty percent (50%) or more of the roof area is re-roofed within a one-year period after the issuance of a building permit shall be a minimum Class “A” roof assembly as defined by the International Building Code. Where there is no permit issued, this section is applicable to such buildings constructed after the effective date of this code and to buildings where fifty percent (50%) or more of the roof area is re-roofed within a one-year period after commencing construction.

R103.3 Carmel Valley Fire Protection District. (FIRE 028)
Roofing requirements for existing buildings within Carmel Valley Fire Protection District when fifty percent (50%) or more of the roof area is reroofed within a one-year period after issuance of a building permit shall be a minimum

Class “A” roof assembly as defined by the International Building Code. Where there is no permit issued, this section is applicable to such buildings constructed after the effective date of this code and to buildings where fifty percent (50%) or more of the roof area is reroofed within a one-year period after commencing construction.

R103.4 Cypress Fire Protection District, Carmel Highlands Fire Protection District and Pebble Beach Community Services District. (FIRE 029)
Roofing requirements for existing buildings within the Cypress Fire Protection District and the Pebble Beach Community Services District when twenty-five percent (25%) or more of the roof area is reroofed within a one-year period after issuance of a building permit shall be a minimum Class “A” roof assembly as defined by the International Building Code. Where there is no permit issued, this section is applicable to such buildings constructed after the effective date of this code and to buildings where twenty-five percent (25%) or more of the roof area is reroofed within a one-year period after commencing construction.

R103.5 Aromas Tri-County Fire Protection District (FIRE 030)
Roofing requirements for existing buildings within Aromas Tri-County Fire Protection District when fifty percent (50%) or more of the roof area is re-roofed within a one-year period after issuance of a building permit shall be a minimum Class “A” roof assembly as defined by the International Building Code. Where there is no permit issued, this section is applicable to such buildings constructed after the effective date of this code and to buildings where fifty percent (50%) or more of the roof area is re-roofed within a one-year period after commencing construction.

SECTION R104 **ADDITIONS TO EXISTING BUILDINGS**

R104.1 General

The requirements of this Appendix shall apply to all additions to existing buildings, except that only the new portions of the roof shall be required to meet the requirements of this appendix.