

ORDINANCE NO. 2008-376

AN ORDINANCE OF THE CITY OF BIG BEAR LAKE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ADDING AND AMENDING TITLE 15 OF THE BIG BEAR LAKE MUNICIPAL CODE PERTAINING TO THE CONSTRUCTION AND MAINTENANCE OF BUILDINGS, HOUSING, AND FIRE PREVENTION BY ADOPTING THE 2007 CALIFORNIA BUILDING STANDARDS CODE AS FOUND IN TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS COMPRISING THE CALIFORNIA BUILDING CODE, VOLUMES 1 & 2, 2007 EDITION, INCLUDING APPENDIX CHAPTER J OF VOLUME 2; THE CALIFORNIA ELECTRICAL CODE, 2007 EDITION; THE CALIFORNIA MECHANICAL CODE, 2007 EDITION; THE CALIFORNIA PLUMBING CODE, 2007 EDITION; THE CALIFORNIA ENERGY CODE, 2007 EDITION; THE CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE, 2001 EDITION; THE CALIFORNIA HISTORICAL BUILDING CODE, 2007 EDITION; THE CALIFORNIA FIRE CODE, 2007 EDITION; CALIFORNIA FIRE CODE, 2007 EDITION INCLUDING APPENDICES CHAPTER 1, CHAPTER 4, B, C, & H AND ERRATA, AND APPENDICES A AND D BASED ON THE 2006 INTERNATIONAL FIRE CODE; THE CALIFORNIA EXISTING BUILDING CODE, 2007 EDITION; THE CALIFORNIA REFERENCE STANDARDS CODE, 2007 EDITION; TOGETHER WITH CERTAIN ADDITIONS, INSERTIONS, DELETIONS AND CHANGES THERETO; AND ADOPTING BY REFERENCE THE UNIFORM ADMINISTRATIVE CODE, 1997 EDITION; THE UNIFORM HOUSING CODE, 1997 EDITION; THE UNIFORM CODE FOR ABATEMENT OF DANGEROUS BUILDINGS, 1997 EDITION; THE UNIFORM SIGN CODE, 1997 EDITION; AND REPEALING ORDINANCE 2002-327, ORDINANCE 2002-328, ORDINANCE 2004-389 AND ORDINANCE 2005-351

WHEREAS, Government Code Sections 50022, *et seq.* and California Health & Safety Code Section 17922 empowers the City of Big Bear Lake ("City") to adopt by reference the California Building Standards Code as found in Title 24 of the California Code of Regulations; and

WHEREAS, in 2002 the City Council adopted Ordinance 2002-328 adopting the 2001 California Building Standards Code with certain amendments; and

WHEREAS, in 2002 the City Council adopted Ordinance 2002-327 adopting the 2001 California Fire Code with certain amendments; and

WHEREAS, in 2004 the City Council adopted Ordinance 2004-389 amending the 2001 California Building Standards Code to include structural seismic requirements; and

WHEREAS, in 2005 the City Council adopted Ordinance 200-351 amended the 2001 California Building Standards Code to require fire-resistive construction; and

WHEREAS, the California Building Standards Commission recently adopted new amendments to the California Building Standards Code; and

WHEREAS, California Health & Safety Code, Section 17958.5 and 18941.5 authorize cities and counties to modify the California Building Standards Code by adopting more restrictive standards and modifications if such standards and modifications are accompanied by express findings that they are reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS, the City Council finds and determines that certain local climatic, geological or topographical conditions applicable to the City rendering certain amendments to the California Building Standards Code reasonably necessary include, but are not limited to, the following:

- (a) The City has a rural setting with many structures located on parcels such that their distance from the public right-of-way make it difficult for the address of the posted premises to be visible from the public right-of-way. Additionally, the absence of street lighting within significant portions of the City makes it difficult for emergency personnel to identify premises address numbers posted on structures. Therefore, it is reasonable to require the posting of an additional street address number sign adjacent to the property entrance when structures on the property are long distances from the public right-of-way. It is also reasonable to require internally illuminated street address number signs on structures located within the City and therefore to amend the 2007 Edition of the California Building Code, Section 501 General - Address Numbers by adding Section 501.2.1 to require illuminated street addressing.
- (b) The City is located in an area, which due to its topography is highly susceptible to fires, strong winds and extreme weather conditions such as wind driven rain and snow. In other communities these similar climatic and vegetation conditions have contributed to the loss of or injury or damage to life and property, including 450 homes in the Bellaire fire of 1961, 187 homes in the Chatsworth fire of 1970, 50 homes in the Mandeville Canyon fire of 1978, 262 homes in the Anaheim fire of 1982, 71 homes in the Baldwin Hills fire in 1985, 33 homes in the Porter Ranch/Granada Hills fire of 1988, 420 homes in the Santa Barbara fire of 1990, 3,300 homes in the Oakland fire of 1991, and 135 homes in the 2003 Grand Prix Fire. Since 2003, 1435 homes have been destroyed in the foothills and mountains of San Bernardino County; 993 in the Old Fire and most recently 262 in the Slide Fire and 175 in the Grass Valley Fire. It is reasonable to require exterior walls, roof eaves, exterior decks, roof ventilators, attics and under-floor areas of residential construction to meet a higher level of fire-resistive construction standards than the fire-resistive construction standards applied to residential construction elsewhere in California. Therefore it is reasonable to amend the 2007 Edition of the California Building Code to require fire-resistive construction for exterior walls, roof eaves, exterior decks, roof ventilators, attics and under floor areas by amending ; Section 704 Fire Resistance-Rated Exterior Walls by adding Section 704.1.1; Section 704.2.4; and Section 704.2.5; Section 717 Fire Resistance-Rated Concealed Spaces by adding Section 717.1.1; Section 1404 Exterior Wall - Materials by adding Section 1401.1; Section 1203 Interior Environment - Ventilation by adding Section 1203.2.2 and Section 1203.3.3; and Section 2304 Glass and Glazing by adding Section 2403.1.

- (c) According to the Big Bear Lake Fire Protection District, based on the California Building Code Standards 2007 edition, Standard 15-2, Class "A" roofing affords a much greater degree of fire protection which is more appropriate than Class "B" roofing for the peculiar weather conditions of the City. Fires occurring in homes with Class "B" roofing place a greater demand on District Firefighters than fires occurring in homes with Class "A" roofing and as such, diminish the District's ability to control and prevent the spread of fire to surrounding property and residents. Therefore, based on the City's climatic, geology and topographic conditions, it is reasonable to require all occupancies to be constructed with "Class A" roofing material and therefore amend the 2007 Edition of the California Building Code, Section 1505 Roof Assemblies-Fire Classification by deleting Table 1505.1 and adding Section 1505.1.1;
- (d) Existing wood shingle and wood shake roofs were installed prior to the implementation of requirements for installations within severe climate areas. Additionally, existing wood shingle and wood shake roofs provide for poor anchorage of fasteners intended to anchor new roof materials, as the fasteners split the weathered and brittle wood shingles and shakes. Therefore, it is reasonable to prohibit the installation of new roofing over existing wood shingle or wood shake roofs even though this practice is permitted elsewhere in California and therefore amend the 2007 Edition of the California Building Code, Section 1510 Roof Assemblies-Reroofing by adding Section 1510.4;
- (f) The City is located in an area, which due to its climate is susceptible to variable rates of snowfall during the year. The climatic conditions of the City require that the Building Official establish snow load requirements for buildings constructed within the City as specified in the California Building Code. Therefore, the Building Official has determined on the basis of the review of empirical data related to snow fall levels in the area, contacts with local engineering and architectural firms that perform construction design within the City, and the Contractor's Advisory Board, and there is a consensus, that in order to ensure the public safety, requirements within the City should be a minimum roof snow load of 100 pounds per square foot or a ground snow load of 85 pounds per square foot. It is reasonable therefore to amend the 2007 Edition of the California Building Code, Section 1608 Snow Loads by adding Section 1608.1.1 and Section 1608.2.1; and

WHEREAS, the City Council further finds and determines that other changes and modifications made to the California Building Standards Code are necessary for administrative clarification and to establish administrative standards for the effective enforcement of the building standards of the City of Big Bear Lake and do not modify a building standard pursuant to California Health & Safety Code Section 17958.5 and 18941.5; and

WHEREAS, the City held a public hearing on January 14, 2008 at which time all interested persons had the opportunity to appear and be heard on the matter of adopting the Codes as amended herein; and

WHEREAS, the City published notice of the aforementioned public hearing pursuant to California Government Code Section 6066 on December 26, 2007 and January 2, 2008; and

WHEREAS, any and all other legal prerequisites relating to the adoption of this Ordinance have occurred.

NOW, THEREFORE, the City Council of the City of Big Bear Lake does ordain as follows:

Section 1. Findings. To the extent that the changes and modifications to the Codes adopted herein in this Ordinance are deemed more restrictive than the standards contained in the California Standards Building Code thus requiring that findings be made pertaining to local conditions to justify such modifications, the City Council hereby finds and determines that the following changes and modifications are reasonably necessary due to local climatic, geological and topographical conditions and adopts the recitals contained in this ordinance as findings to support the modifications to the California Building Standards Code and California Fire Code.

Section 2. Section 15.04.010 of the City of Big Bear Lake Municipal Code is hereby amended in its entirety to read as follows:

“15.04.010 Adoption of the uniform codes.

The City adopts by reference and makes part of this Chapter by reference, subject to those certain amendments set forth in Section 15.04.020, 15.34.020, 15.36.020, and 15.40, the following parts of the California Building Standards Code, and various uniform codes (one copy of each is on file for use and examination by the public in the Office of the City Clerk):

- A. California Building Code, Volumes 1 & 2, 2007 Edition, including Appendix Chapter J of Volume 2;
- B. California Electrical Code, 2007 Edition;
- C. California Mechanical Code, 2007 Edition;
- D. California Plumbing Code, 2007 Edition;
- E. California Energy Code, 2007 Edition;
- F. California Elevator Safety Construction Code, 2007 Edition.
- G. California Historical Building Code, 2007 Edition;
- H. California Fire Code, 2007 Edition, including Appendices Chapter 1, Chapter 4, B, C, H and errata, and Appendices A and D based on the 2006 International Fire Code as published by the International Code Council;
- I. California Existing Building Code 2007 Edition;
- J. California Reference Standards Code 2007 Edition;
- K. Uniform Administrative Code, 1997 Edition;
- L. Uniform Housing Code, 1997 Edition;
- M. Uniform Code for the Abatement of Dangerous Buildings 1997 Edition;
- N. Uniform Sign Code 1997 Edition.

Section 3. Section 15.04.020 of the City of Big Bear lake Municipal Code is hereby amended to read in its entirety as follows:

“15.04.020 Amendments to California Building Code.

The following amendments to the 2007 California Building Code are adopted to read as follows:

- A. Section 501 of the 2007 California Building Code is amended by adding Section 501.2.1 to read as follows:

“Approved numbers or addresses shall be provided for all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property.

The addresses for new dwellings shall be posted with a minimum of four inch (4”) high numbers with proportionate width that are plainly visible from the street. During hours of darkness, the numbers shall be internally illuminated. Posted numbers shall be placed on a contrasting background. Where building setbacks exceed one hundred feet (100’) from the street or road fronting the property, additional contrasting four inch (4”) high numbers shall be displayed at the property entrance.

The addresses for new multi-family, new commercial and new industrial buildings shall be posted with a minimum of six inch (6”) high by three-quarters inch (3/4”) stroke numbers. During the hours of darkness, the numbers shall be electrically illuminated. Where the building setback exceeds 200 feet from the roadway, additional non-illuminated contrasting six inch (6”) high by three-quarters inch (3/4”) stroke numbers shall be displayed at the property entrance. New multi-family, new commercial and new industrial buildings shall display address/suite numbers or letters six inch (6”) high by three-quarters inch (3/4”) stroke placed on a contrasting background on the front and rear doors of each suite/unit.”

- B. Section 704 of the 2007 California Building Code is amended by adding Section 704.1.1 to read as follows:

GROUP R, DIVISION 3 AND GROUP U, DIVISION 1 OCCUPANCIES. Exterior Wall Assemblies. All exterior wall assemblies shall be of one-hour fire-resistive construction or shall be constructed in accordance with Table 704.1.1:

TABLE 704.1.1

EXTERIOR SIDE	INTERIOR SIDE
Approved non-combustible exterior siding (i.e. fiber-cement, stucco, etc....)	1/2" gypsum wall board
OR	OR
5/8" type "X" gypsum wall board under siding and weather barrier	Paint exterior wall framing and interior side of exterior sheathing with approved Class A fire retardant paint
OR	OR
Paint exterior of shear panel with approved Class A fire-retardant paint	Installation of an Fire Department approved fully monitored fire sprinkler system

EXCEPTIONS: 1. In lieu of the exterior wall assemblies identified above, exterior walls may be constructed of logs with a minimum nominal dimension of six inches (6").

- a. Wood shakes or wood shingles may be applied as exterior decorative finishes provided that the wood shakes or wood shingles are applied over a weatherproof barrier in accordance with the provisions of Chapter 14 of the 2007 California Building Code and the installation is in accordance with all of the following:
- b. The wood shakes or wood shingles shall not extend to a point closer than forty-eight inches (48") above the adjacent finish grade; and,
- c. The concealed side of the wood shakes or wood shingles shall be treated with an approved Class A fire-retardant paint in accordance with the fire-retardant paint manufacturer's listing; and,
- d. Wood shakes or wood shingles shall be installed over one layer of 5/8" type "X" gypsum wall board applied to the exterior framing or wall sheathing in accordance with accepted standards.

- i. In lieu of the exterior wall assemblies identified above, exterior walls may be constructed in a manner utilizing materials and methods approved by the Chief Building Official and the Fire Chief.

C. Section 704 of the 2007 California Building Code is amended by adding Section 704.2.4 to read as follows:

"GROUP R, DIVISION 3 AND GROUP U, DIVISION 1 OCCUPANCIES. All composite decking materials utilized in the construction of exterior decks where the walking surface of the deck is greater than thirty inches (30") above the adjacent finish grade at any point shall be of solid construction (not hollow).

The construction or reconstruction of any exterior deck where the walking surface of the deck is greater than thirty inches (30") above the adjacent finish grade at any point shall comply with all of the requirements specified as follows:

- a. Lumber support posts and lateral bracing members utilized in conjunction with the support posts shall have a minimum 6" nominal dimension.
- b. Lumber beams or girders and lateral bracing members utilized in conjunction with the beams or girders shall have a minimum 6" nominal width and 6" nominal depth.
- c. Lumber joists shall have a minimum 4" nominal width and 8" nominal depth.
- d. Lumber decking shall have a minimum 2" nominal thickness.
- e. Areas below decks where the clearance between the finish grade and bottom of the deck joists, beams or girders is less than 48" shall be screened with a screen material with openings not exceeding 1/4" so as to prevent the accumulation of trash, pine needles or other combustible materials below the deck.

EXCEPTIONS: 1. Non-combustible support posts, lateral bracing elements, beams, girders, joists and decking materials may be utilized for exterior deck construction or reconstruction in accordance with approved plans and calculations prepared by a California registered architect or engineer.

2. A minimum 5/4" nominal thickness hardwood decking may be substituted for 2" nominal thickness lumber decking with the approval of the Building Official."

- D. Section 704 of the 2007 California Building Code is amended by adding Section 704.2.5 to read as follows:

"GROUP R, DIVISION 3 AND GROUP U, DIVISION 1 OCCUPANCIES. Eave Projections. All eave projections for Group R, Division 3 and Group U, Division 1 occupancies shall be constructed in conformance with one of the assemblies listed as follows:

- i. The under-side of the eave projection framing shall be protected by one (1) layer of 5/8" type "X" gypsum wallboard and covered with an approved weatherproof barrier and weatherproof exterior finish. Eave framing members shall be spaced at 24" on-center maximum; or,
- ii. The eave projection framing shall be painted with an approved fire-retardant paint and the eaves shall be enclosed with a weatherproof exterior siding or finish so as prevent exposure of the approved Class A fire-retardant paint to the effects of weather; or,
- iii. All edges of the blocking between the roof rafter tails shall be sealed with an approved fire-resistive caulking; or,
- iv. All framing members and the underside of the roof sheathing within the attic space shall be painted with an approved Class A fire-retardant paint."

- E. Section 717 of the 2007 California Building Code is amended by adding Section 717.1.1 to read as follows:

“GROUP R, DIVISION 3 AND GROUP U, DIVISION 1 OCCUPANCIES. Water Heater and/or Forced-Air Unit Installations in Under-Floor Areas. All under-floor areas where a water heater and/or forced air heating unit is installed shall comply with one of the requirements listed as follows:

- i. The interior side of the exterior wall framing within the under-floor area shall be protected by one (1) layer of ½” gypsum wall board installed in accordance with accepted standards; or,
- ii. The water heater and/or forced-air heating unit shall be located within a compartment with enclosure walls of one-hour fire-resistive construction. Through penetrations in the one-hour fire-resistive enclosure walls shall be in accordance with Section 709.6 of the 2007 California Building Code. Access openings in the one-hour fire-resistive enclosure walls shall be protected with a self-closing, tight-fitting solid-wood door 1-3/8” in thickness, or a self-closing, tight-fitting door having a fire-protection rating of not less than 20 minutes when tested in accordance with Part II of UBC Standard 7-2 which is part of the 2007 California Building Code by reference (the underside of the floor joists within the water heater/forced-air heating unit compartment may be unprotected); or,
- iii. The entire under-floor framing members and exterior wall framing elements shall be sprayed with an approved Class A fire-retardant paint; or,
- iv. The water heater and/or forced air heating unit shall have sealed combustion chambers (i.e. direct vent appliances).”

- F. Section 1404 of the 2007 California Building Code is amended by adding Section 1404.1.1 to read as follows:

“GROUP R, DIVISION 3 AND GROUP U, DIVISION 1 OCCUPANCIES. Vinyl Siding and Vinyl Rain Gutters.

All vinyl siding and vinyl rain gutter products installed shall have a minimum flame spread classification of 0 – 25 (Class I) as determined by 2007 California Building Code Standard 8-1.”

- G. Section 1203 of the 2007 California Building Code is amended by adding Section 1203.2.2 to read as follows:

“GROUP R, DIVISION 3 AND GROUP U, DIVISION 1 OCCUPANCIES. Ventilation. Where determined necessary by the building official due to atmospheric or climatic conditions, enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each

separate space by ventilating openings protected against entrance of rain and snow. The net free ventilating area shall not be less than 1/150 of the area of the space ventilated.

EXCEPTION: The opening area may be 1/300 of the area of the space ventilated provided the required opening area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet above the eave line.

Eave, cornice, turbine and gable end attic vents are not permitted.

EXCEPTIONS:

1. Gable end vents directly abutting a driveway are permitted.
2. Gable end vents located on end walls that are inset from the closet eave projection by a minimum distance of 10 feet are permitted.
3. Gable end vents may be installed at any location when all framing members within the attic and the underside of the roof sheathing within the attic are painted with an approved fire-protective paint.

Openings for ventilation shall be covered with corrosion-resistant metal mesh with openings of 1/8 inch in maximum dimension.”

- H. Section 1510.4 of the 2007 California Building Code is amended in its entirety to read as follows:

“Re-roofing over existing wood shingle or wood shake roofing is not permitted.”

- I. Section 1203 of the 2007 California Building Code is amended by adding Section 1203.3.3 to read as follows:

“GROUP R, DIVISION 3 AND GROUP U, DIVISION 1 OCCUPANCIES. Under-floor Ventilation. Under-floor areas shall be ventilated by an approved mechanical means or by openings into the under-floor area walls not less than 1-1/2 square feet for each 25 linear feet of exterior wall. Such openings shall have a net area of not less than 1 square foot for each 150 square feet of under-floor area. Openings shall be located as close to corners as practical and shall provide cross ventilation. The required area of such openings shall be approximately equally distributed along the length of at least two opposite sides. They shall be covered with corrosion-resistant wire mesh with mesh openings of 1/8 inch in dimension. Where moisture due to climate and groundwater conditions is not considered excessive, the building official may allow operable louvers and may allow the required net area of vent openings to be reduced to 10 percent of the above, provided the under-floor ground surface area is covered with an approved vapor retarder.”

- J. Section 2403 of the 2007 California Building Code is amended by adding Section 2403.3.1 to read as follows:

“GROUP R, DIVISION 3 AND GROUP U, DIVISION 1 OCCUPANCIES. Vinyl Window. Vinyl windows shall be certified and labeled to ANSI/AAMA/NWDA Standard 101/I.S.2-97 for structural requirements and shall meet all of the requirements listed as follows:

1. Window frames and sashes comprised of vinyl material shall have welded corners; and,
2. Window shall be glazed with insulated or tempered glass; and,
3. Window frames and sashes shall be certified in AAMA Lineal Certification Program; and,
4. Windows shall comply with the requirements of the California Energy Conservation Design Standards, Title 24, Part 6 of the California Code of Regulations.”

Section 4. Section 15.34.020 of the City of Big Bear Lake Municipal Code is hereby amended in its entirety to read in as follows:

“15.34.020 Design Requirements.

- A. Section 1608 of the 2007 California Building Code is amended to by adding Section 1608.1.1 to read as follows:

“The following roof design requirements for snow load shall apply within the City of Big Bear Lake: Buildings and other structures and all portions thereof that are subject to snow loading shall be designed to resist a one-hundred (100) pounds square foot snow load.”

- B. 1608 of the 2007 California Building Code is amended by adding Section 1608.2.1 to read as follows:

“The following roof design requirements for snow loads shall apply within the City of Big Bear Lake: The ground snow load design per square foot shall not be less than eight-five (85) pounds.”

Section 5. Section 15.36.020, subsection (A), of the City of Big Bear Lake Municipal Code is hereby amended in its entirety to read as follows:

- “A. Section 1505 of the 2007 California Building Code is amended by deleting Table 1505.1 and adding Section 1505.1.1 to as follows:

“The entire roof covering of any building hereafter constructed, including re-roofing of existing buildings exceeding ten percent (10%) or more of the existing roof, shall be Class “A” covering as defined in Chapter 15 of the 2007 California Building Code.”

Section 6. Chapter 15.40 of the City of Big Bear Lake Municipal Code is hereby amended in its entirety to read as follows:

- I. Appendix Chapter 1, Section 101.1 of the 2007 California Fire Code is hereby amended to read as follows:

Change language: “[name of jurisdiction]” to “Big Bear Lake Fire Protection District.”

- II. Appendix Chapter 1, Section 105.6.30 of the 2007 California Fire Code is hereby amended to read as follows:

Open burning, bonfires, and recreational fires. An operational permit is required for the kindling or maintaining of an open fire, bonfire, or recreational fire on any public street, alley, road, or other public or private ground in accordance with Section 307. Instructions and stipulations of the permit shall be adhered to.

Delete: “EXCEPTION: Recreational fires.”

- III. Appendix Chapter 1, Section 105.6.31 of the 2007 California Fire Code is hereby amended to read as follows:

Open flames and torches. An operational permit is required to remove paint with a torch, or to use a torch or open flame device such as a decorative torch, in a hazardous fire area.

EXCEPTION: The use of decorative torches on the property of one- and two-family dwellings shall not be permitted.

- IV. Appendix Chapter 1, Section 101.4 of the 2007 California Fire Code is hereby amended to read as follows:

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

- V. Appendix Chapter 1, Section 103.4 of the California Fire Code is hereby amended to read as follows:

Liability. The fire code official, officer or employee charged with the enforcement of this code, while acting for the jurisdiction, shall not thereby be rendered liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act required or permitted in the discharge of official duties. This code shall not be construed to relieve from or lessen the responsibility of any person owning, operating, or controlling any building or structure for any damages to persons or property caused by defects, nor shall the code enforcement agency or its parent jurisdiction be held as assuming any such liability by reason of the inspections authorized by this code or any permits or certificates issued under this code.

The expense of securing any emergency, which is a result of a violation of this code, is a charge against the person whose violations of this code caused the emergency. Damages caused by and expenses incurred by the Fire Protection District for securing such emergency shall constitute a debt of such person and is collectible by the fire code official in the same manner as in the case of an obligation under a contract, expressed or implied.

- VI. Appendix Chapter 1, Section 104.1 of the 2007 California Fire Code is hereby amended to read as follows:

Responsibility for enforcement. The fire code official is hereby authorized to enforce the provisions of this code and shall have the authority to render interpretations of this code, and to adopt policies, procedures, rules, and regulations in order to clarify the application of its provisions. Such interpretations, policies, procedures, rules, and regulations shall be in compliance with the intent and purpose of this code and shall not have the effect of waiving requirements specifically provided for in this code.

Under the direction of the fire code official, the Fire Protection District shall enforce all ordinances of the jurisdiction, regulations, and laws of the state pertaining to the prevention of fires; the suppression or extinguishment of dangerous or hazardous fires; the storage, use, and handling of hazardous materials; the installation and maintenance of automatic, manual, and other fire alarm systems and fire-extinguishing equipment; the maintenance of means of egress; the maintenance and regulation of fire escapes; the maintenance of fire protection systems; and the elimination of fire/life safety hazards on land and in buildings, structures, and other property, including those under construction.

- VII. Section 104.1.1 is hereby added to Appendix Chapter 1 of the 2007 California Fire Code to read as follows:

Persons responsible for enforcement. The following persons are hereby authorized to enforce the provisions of this code:

- a. The officers of any fire department, any fire district, or other district with fire prevention powers
- b. The Unit Chief and peace officers of CAL FIRE (California Department of Forestry and Fire Protection and California State Fire Marshal's Office)
- c. Officers of the United States Forest Service
- d. The Sheriff or any deputy sheriff
- e. Officers of the California Highway Patrol
- f. Officers of the California Department of Fish and Game
- g. Such other officers or employees of the Governing Authority as may be recommended by the fire code official and approved by the Board of Directors

VIII. Appendix Chapter 1, Section 104.3 of the 2007 California Fire Code is hereby amended to read as follows:

Right of entry. The fire code official shall have the authority to enter a building, structure, or premises, whenever it is necessary, to make an inspection to enforce the provisions of this code, or whenever the fire code official has reasonable cause to believe that there exists in a building, structure, or premises, including such other hazards or appliances that present a fire and/or life safety hazard, any condition or violation of this code which makes the building, structure, or premises unsafe, dangerous, or hazardous.

The fire code official shall have the authority to enter the building or premises at all reasonable times to inspect or to perform the duties imposed upon the fire code official by this code. If such building, structure, or premises is unoccupied, the fire code official shall first make a reasonable effort to locate the owner or other person having charge or control of the building, structure, or premises and request entry. If entry is refused, the fire code official has recourse to every remedy provided by law to secure entry.

IX. Section 105.6.15.1 of the 2007 California Fire Code is hereby added to Appendix Chapter 1 to read as follows:

Fixed hood and duct extinguishing systems. An operational permit is required to utilize commercial cooking appliances, as defined in Section 602, with a fixed hood and duct fire extinguishing system.

- X. Appendix Chapter 1, Section 109.3 of the 2007 California Fire Code is hereby amended to read as follows:

Violation penalties. The fire code official or designated representative is authorized to issue a citation to persons operating or maintaining an occupancy, premises, or vehicle subject to this code, who allow a hazard to exist or fail to take immediate action to abate a hazard on such occupancy, premises, or vehicle when ordered or notified to do so.

It is unlawful for any person to erect, construct, enlarge, alter, repair, move, convert, demolish, use, occupy, or maintain any real or personal property or portion thereof in the City or cause the same to be done contrary to, or in violation of a specific provision of this ordinance and the California Fire Code adopted herein. Any such violation constitutes a misdemeanor or an infraction at the option of the City Attorney or citing officer. The City may elect to file civil actions instead of, or in addition to any other penalties.

- XI. The 2007 California Fire Code is hereby amended by adding the following to Section 202 [C] to read as follows:

General definitions. CITY is the City of Big Bear Lake.

- XII. The 2007 California Fire Code is hereby amended by adding the following to Section 202 [D] to read as follows:

General definitions. DISTRICT OR FIRE PROTECTION DISTRICT is the Big Bear Lake Fire Protection District.

- XIII. The 2007 California Fire Code is hereby amended by adding the following to Section 202 [F] to read as follows:

General definitions. FIRE CODE OFFICIAL is the fire chief or his/her designee, charged with the administration and enforcement of the code.

- XIV. The 2007 California Fire Code is hereby amended by adding Section 301.3 to Chapter 3 to read as follows:

Abatement of Fire Hazards. In the event that a fire hazard exists, as determined by the fire code official and in accordance with this chapter, the fire code official may give notice to the owner of the property upon which a hazardous condition exists to abate such condition. In the event that abatement is not performed within the timeframes granted by such notices or other written documentation, the fire code official may cause abatement to be done in accordance with public nuisance abatement procedures and make the expense of such abatement a lien upon the property at which such condition exists.

- XV. The 2007 California Fire Code is hereby amended by adding the following to Section 302.1 of the 2007 California Fire Code to read as follows:

Definitions. HAZARDOUS FIRE AREAS are lands which are covered with grass, grain, brush, or forest, whether privately or publicly owned, which are so situated or are of such inaccessible location that a fire originating upon such land would present an abnormally difficult job of suppression or would result in great and unusual damage through fire or resulting erosion. Such areas shall be designated by the fire code official on a map maintained in the office of the fire code official.

- XVI. The 2007 California Fire Code is hereby amended by adding Section 305.5 to Chapter 3 to read as follows:

Spark arresters. Chimneys used in conjunction with fireplaces, barbecues, incinerators or heating appliances in which solid or liquid fuel is used, upon buildings, structures or premises located within 200 feet (60 960 mm) of hazardous fire areas, shall be provided with a spark arrester constructed of heavy wire mesh or other noncombustible material with openings not to exceed ½ inch (12.7 mm).

- XVII. Section 307.2 of the 2007 California Fire Code is hereby amended to read as follows:

Open burning and recreational fires. A permit shall be obtained from the fire code official in accordance with Appendix Chapter 1, Section 105.6 prior to kindling an outdoor fire, including open burning, bonfires, and recreational fires. A permit shall incorporate such terms and conditions, which will reasonably safeguard public safety and property. Outdoor fires shall not be kindled under the following conditions:

- a. Red Flag Alerts and/or periods with a combination of low fuel moisture, low relative humidity and strong winds.
- b. A capable and responsible person age 18 or older is not present at all times to watch and tend to such fire, or
- c. A public announcement is made that open burning, bonfires, and recreational fires are not permitted.

The use of solid fuels, that emit airborne producing embers, shall not be used in outdoor fireplaces, fire pits, chimneys, externally-heated saunas, or other similar heating appliances or for burning, bonfires, or recreational fires on the property of one- or two-family dwelling occupancies.

XVIII. Section 315.3.3 is hereby added to the 2007 California Fire Code to read as follows:

Storage of processed wood products. Firewood, wood rounds, wood biscuits, or other similar processed wood products, including lumber, shall be stacked and maintained in a neat and orderly manner.

XIX. Section 315.3.3.1 is hereby added to the California Fire Code to read as follows:

Quantity. The maximum storage quantity of firewood, wood rounds, wood biscuits, or other similar processed wood products on residential properties shall not exceed 5 cords or 640 cubic feet (195 072 cubic mm).

XX. Section 316 is hereby added to the 2007 California Fire Code to read as follows:

Combustible vegetation. Cut or uncut weeds, grass, vines, and other vegetation shall be removed when determined by the fire code official to be a fire hazard. When the fire code official determines that total removal of growth is impractical due to size or environmental factors, approved fuel breaks shall be established. Designated areas shall be cleared of combustible vegetation to establish the fuel breaks. In the event that abatement is not performed, the fire code official may give notice to the owner of the property upon which such condition exists to correct such condition. The fire code official may cause the same to be done, and in accordance with public nuisance abatement procedures, make the expense of such correction a lien upon the property, upon which such condition exists.

XXI. Section 502.1 of the 2007 California Fire Code is hereby amended by adding the following:

Definitions. ALL WEATHER DRIVING SURFACE. An approved concrete or asphalt covering of sufficient thickness to support the imposed loads of fire apparatus. Where road grades do not exceed 8%, the fire code official may approve fire apparatus access roads compacted of approved native materials or gravel when compacted to at least 85%.

XXII. Section 503.1.1 of the 2007 California Fire Code is hereby amended to read as follows:

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 roads 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.

EXCEPTIONS:

1. When the facility, building, or structure 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, or an approved central station monitored fire alarm system installed in accordance with Section 907.2 or 907.3, or Fire Protection District standards.
2. When fire apparatus access roads cannot be installed because of location on property, topography, waterways, non-negotiable grades, or other similar conditions, and an alternative means of fire protection is provided as approved by the fire code official.
3. Where there are not more than two Group R-3 or Group U occupancies, the requirements of Section 503.1.1 may be modified by the fire code official.

The Fire Protection District shall review all building permit applications and apply fire apparatus access road requirements in accordance with the California Fire Code as amended in Section 503.1.1. However, if an approved automatic fire sprinkler system has been installed in lieu of required fire-flow under Appendix B, only an approved monitored fire alarm system may be installed in lieu of the required access under 503.1.1. If an approved central station monitored fire alarm system has been installed in lieu of required fire-flow under Appendix B, only an approved automatic fire sprinkler system may be installed in lieu of required access under Section 503.1.1. It shall be the responsibility of the property owner to maintain the automatic fire sprinkler system or central station monitored fire alarm system for the life of the building or structure, or until such time the issue is mitigated. To ensure that all future property owners are aware of their responsibility to maintain the installed system, a notice will be filed on the property title with the San Bernardino County Recorder.

XXIII. Section 503.2.7 of the 2007 California Fire Code is hereby amended to read as follows:

Grade. The grade of the fire apparatus access roads shall not exceed 12%, unless mitigating protection measures are applied and approved by the fire code official.

XXIV. Section 503.4 of the 2007 California Fire Code is hereby amended to read as follows:

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. Any obstruction or impedance to reasonable access may be removed at the owner's expense, forthwith by any public safety agency, and the expense of the removal shall be borne by the owner of the obstructing property. "NO PARKING" signs, complying with Appendix D, Section D103.6, and/or other appropriate notice prohibiting obstructions may be required and shall be maintained.

XXV. Section 503.6 of the 2007 California Fire Code is hereby amended to read as follows:

Security gates. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. The installation of security gates across a fire apparatus access road shall meet the minimum requirements of Section 503.6 and be authorized by the fire code official.

XXVI Section 503.6.1 is hereby added to the 2007 California Fire Code to read as follows:

GATES AND BARRIERS – is a gate, crossbar, door, or other obstructive device that is utilized for the purpose of restricting, controlling, or obstructing entry or exit by motor vehicles or pedestrians to or from a private roadway, and that is not staffed on a twenty-four hour, seven day per week basis by a person capable of providing immediate access to a law enforcement or fire safety vehicle or person.

PRIVATE STREET OR ROADWAY – is any roadway (not dedicated as public right-of-way) that is owned and maintained by abutting property owners, or association of property owners, that is utilized for the purpose of providing vehicular or pedestrian access to a subdivision, apartment complex, condominiums or other residential development, or wild land, excluding off-street parking areas, driveways, and driveways to off-street parking areas.

PRIVATE DRIVEWAY – is a private way for vehicular travel that provides access from an off-street parking area to a public or private drive.

ULTIMATE EDGE OF RIGHT-OF-WAY - is the line furthest from the centerline of the street that has been approved by the City and recorded on the parcel map for existing or future street improvements.

XXVII. Section 503.6.2 is hereby added to the 2007 California Fire Code to read as follows:

Permits. A permit issued by the Fire Protection District to design and install any secured access gate system shall be obtained and approved in writing prior to installation.

XXVIII. Section 503.6.3 is hereby added to the 2007 California Fire Code to read as follows:

Submittals. Construction documents shall be in accordance with Section 503.6.3 and Appendix Chapter 1, Section 105.4.1 and shall include, but not be limited to, the following:

1. A site plan of the property and a site detail of each gate location, drawn to scale (1"=10', 1"=20', or 1"=40'), indicating or showing:

- a. Physical address
 - b. Assessor's Parcel Number
 - c. Property lines
 - d. Construction plan legend
 - e. Contractor's company name, address, phone number
 - f. C-10 electrical contractor's stamp on the construction plans for the electrical installation
 - g. C-13 fence contractor's stamp on the plans for the installation of the gate
 - h. Construction plans for gates greater than 6 feet (1829 mm) in height shall bear the stamp of an architect or engineer
 - i. Exact location(s) of the entry to the property
 - j. Location of fire hydrants and fire department connections
 - k. Location of the "ultimate edge of right-of-way"
 - l. Location of the existing edge of pavement or gutter line
 - m. Building/structural footprints, including doors, walkways, fire control room doors, parking spaces, and landscape affected
 - n. Proposed fencing, pedestrian gate(s), and vehicle gate location(s)
 - o. Existing vehicular access
 - p. Proposed location(s) of key switch(es), key box(es), and/or punch pad(s)
2. Product specifications shall be provided that include:
- a. Method of operation
 - b. A nationally recognized listing number [such as Underwriter's Laboratories (UL) or Factory Mutual (FM)] for the equipment use

- c. Complete manufacturer's specification sheets for the electrical gate controller
3. A maintenance schedule shall be provided and as applicable may include:
- a. Batteries/battery replacement required for operation of the system during power failure
 - b. Lubrication of moving parts and hinges per manufacturer's specifications
 - c. Any subsequent attention required to maintain the original list of frequencies for emergency operation of the gate and controller
4. Plan review and inspection fees are to be submitted to the Fire Protection District

XXIX. Section 503.6.4 is hereby added to the 2007 California Fire Code to read as follows:

Minimum Requirements for vehicle access gates.

- a. All gates shall be UL 325 compliant
- b. Gates shall not be installed within a required turning radius of a fire apparatus roadway
- c. Access for single direction traffic shall be unobstructed 12' (3657 mm) wide and 14' 6" (4419 mm) high
- d. Access for bi-directional traffic shall be unobstructed 24' (7315 mm) wide and 14' 6" (4419 mm) high
- e. Swinging gates for single direction traffic shall swing in the direction of vehicle travel
- f. Swinging gates for bi-directional traffic shall swing into the property being entered
- g. All gates shall be accessible from the driving lane nearest the edge of the street by turning radii of at least 38' (11 582 mm) inside and 58' (17 678 mm) outside

- h. After passing through a gate, the nearest curb of any cross street shall be no less than 40' (12 192 mm).

XXX. Section 503.6.4.1 is hereby added to the 2007 California Fire Code to read as follows:

Operation of Gates.

- a. All electrically powered gates shall be operated for entry and exit by a method approved by the fire code official:
 - 1. Punch pad capable of accepting a separate access code, approved by the fire code official and;
 - 2. Radio operated controller approved by the fire code official

EXCEPTION: Radio controlled exit may be waived by the installation of a "free exit" loop.
- b. Gates requiring radio-controlled exit shall be provided with an approved 2" by 2" (51 mm x 51 mm) blue reflective marker, visible to the exiting traffic. The marker shall be located in the center of the exit gate.
- c. Wiring for electrical gates shall be provided by an underground AC current installation. An electrical permit shall be obtained from the Building and Safety Division for said work.
- d. Electrically powered gates shall fail to the open position when the power is off. The gates shall remain open until power is restored.

XXXI. Section 503.6.4.2 is hereby added to the 2007 California Fire Code to read as follows:

Manual gates and barriers. Manual gates or barriers may be approved on a case-by case basis by the fire code official for nighttime security of commercial property or access to wild lands.

- a. The gates shall be constructed in a manner that reflects good construction practices, acceptable to the fire code official.
- b. The gates shall be accessible by means of an approved chain, lock or by the installation of an approved key box in accordance with Section 506.
- c. Approved manual gates or barriers across fire apparatus access roads shall be provided with NO PARKING-FIRE LANE signs, complying with Appendix D, Section D103.6.

- d. Gates installed to restrict access on a fire apparatus access road behind a strip mall/store for the prevention of illegal dumping and vandalism shall be secured with an approved lock in accordance with Section 506.

XXXII. Section 503.6.1 is hereby added to the 2007 California Fire Code to read as follows:

Prohibitions.

- a. No gate shall be installed where access requires the use of a proximity reader or card, unless a turn-out is provided for its use.
- b. Direction-limiting devices, such as fixed tire spikes shall not be installed.
- c. The total number of vehicle access control devices or systems, through which emergency vehicles must pass to reach any address shall not exceed one.
- d. No commercial property owner shall install fences or gates where more than one gate must be opened in order to reach within 150' (45720 mm) of the rear portion of any building.

XXXIII. Section 503.6.2 is hereby added to the 2007 California Fire Code to read as follows:

Pedestrian Gates.

- a. All vehicle gates obstructing pedestrian access to a public way shall have an approved pedestrian gate installed with 10' (3048 mm) of the vehicle gate.
- b. Gates shall be handicap accessible and comply with exit door requirements as set forth in the California Building Code.
- c. No pedestrian gate shall be located in the median between two vehicle gates.

EXCEPTION: Private driveways serving one single-family dwelling are exempt from this requirement.

XXXIV. Section 503.6.3 is hereby added to the 2007 California Fire Code to read as follows:

Installation Approval. The fire code official shall inspect all gates to verify proper installation and operation prior to activation or use.

XXXV. Section 505.1 of the 2007 California Fire Code is hereby amended to read as follows:

Address numbers. Approved numbers or addresses shall be provided for all new and existing buildings in such a way as to be plainly visible and legible from the street or road fronting the property. Said address numbers shall contrast with their background.

Numbers or addresses, for new one- and two-family dwellings, shall be a minimum of 4 inches (102 mm) high with a minimum stroke of 0.5 inch (12.7 mm) and shall be internally illuminated by means of a low voltage power source during the hours of darkness.

Where building setbacks exceed 100 feet (30 480 mm) from the named roadway or street, for new one- and two-family dwellings, additional non-illuminated numbers or addresses, 4 inches (102 mm) high with a minimum stroke of 0.5 inch (12.7 mm), shall be displayed in a visible location at the property entrance.

Where building setbacks exceed 100 feet (30 480 mm) from the named roadway or street, for existing one- and two-family dwellings, additional non-illuminated numbers or addresses, 3 inches (72 mm) high with a minimum stroke of 0.5 inch (12.7 mm), shall be displayed in a visible location at the property entrance.

Numbers or addresses, for new multi-family residential dwellings, commercial, and industrial use buildings, shall be a minimum of 12 inches (304.8 mm) high and with a minimum stroke of .75 inch (19 mm). Numbers or addresses, for new multi-family residential dwellings, commercial, and industrial use buildings, shall be electrically illuminated by an internal or external source during the hours of darkness.

Where building setbacks exceed 200 feet (61 m) from the named roadway or street, additional non-illuminated 6 inch (152.4 mm) high numbers or addresses shall be displayed in a visible location at the property entrance for new multi-family residential, commercial, and industrial use buildings.

In addition, minimum 4 inch (102 mm) high with a minimum stroke of 0.5 inch (12.7 mm) contrasting suite address numbers or letters shall be placed on the front and rear doors of tenant areas of new dwellings that contain more than two dwelling units, commercial, and industrial use buildings.

Numbers or addresses, for existing one- and two-family residential dwellings, multi-family residential dwellings, commercial, and industrial use buildings, shall be maintained as was required at the time of initial construction.

XXXVI. Section 506.1 of the 2007 California Fire Code is hereby amended to read as follows:

Where required. Where access to or within a building 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 to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official. Key boxes shall be located adjacent to the main building entrance or site entrance, as required by the fire code official. Key boxes shall be installed between 4 feet (1219 mm) and 6 ½ feet (1981 mm) from finish grade, as measured from the top of the key box.

XXXVII. Section 508.5.1 of the 2007 California Fire Code is hereby amended to read as follows:

Delete EXCEPTION 2. "EXCEPTION. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet (182 880 mm)."

XXXVIII. Section 510 of the 2007 California Fire Code is hereby amended to read as follows:

Access to equipment in multi-unit buildings. When automatic fire sprinkler systems or fire alarm systems are installed in new buildings constructed for multiple tenants and these systems protect multiple tenant spaces, the main controls and control appurtenances, such as risers, fire alarm control panels, and valves for such systems, shall be located in an attached or included room or an approved weather resistant enclosure with at least one exterior access door of not less than 3'-0" by 6'-8 (76 mm by 171 mm).

XXXIX. Section 901.4.2 of the 2007 California Fire Code is hereby amended to read as follows:

Non-required fire protection systems. Any fire protection system or portion thereof not required by this code or the California Building Code shall be allowed to be furnished provided such installed system meets the requirements of this code and the California Building Code.

XL. Section 901.8.2 of the 2007 California Fire Code is hereby amended to read as follows:

Theft deterrents. The fire code official is authorized to require installation methods, mechanisms, or other technology that will serve to deter theft or tampering with fire protection appliances.

XLI. Section 903.2.7 of the 2007 California Fire Code is hereby amended to read as follows:

Delete "EXCEPTION 1. Detached one- and two-family dwellings and multiple single family dwellings (town houses) not more than three stories above grade plane in height with a separate means of egress, unless specifically required by other sections of this code or classified as Group R-4."

Delete "EXCEPTION 2. Group U private garages accessory to a Group R-3 occupancy."

XLII. Section 903.3.1.1.1 of the 2007 California Fire Code is hereby amended to read as follows:

Delete "EXCEPTION 4. In rooms or areas that are of noncombustible construction with wholly noncombustible contents."

XLIII. Chapter 903.4 of the 2007 California Fire Code is hereby amended to read as follows:

Delete "EXCEPTION 3. Automatic sprinkler systems installed in accordance with NFPA 13R where a common supply main is used to supply both domestic water and the automatic sprinkler system, and a separate shutoff valve for the automatic sprinkler system is not provided."

XLIV. Chapter 905.4 of the 2007 California Fire Code is hereby amended to read as follows:

7. When required by other provisions of this code, 2.5 inch (63.5 mm) valved hose connections, meeting the requirements of this section and Fire Protection District Standards, shall be located at every other exterior fire department access door as defined by Section 2306.6.1 of this code, and arranged so that every portion of the building and its contents can be reached with 150 feet (45 720 mm) of hose.

XLV. Section 3404.2.9.5.1 of the 2007 California Fire Code is hereby amended to read as follows:

Locations where above-ground tanks are prohibited. Tanks containing Class I or II liquids shall be kept outside of and at least 50 feet (15 240 mm) from buildings, property lines, and combustible storage. Additional distance shall be provided when necessary to ensure that vehicles, equipment, and containers being filled directly from such tanks will be not less than 50 feet (15 240 mm) from structures, haystacks, or other combustible storage.

XLVI. Section 3804.2 of the California Fire Code is hereby amended to read as follows:

Maximum capacity within established limits. The aggregate capacity of any one installation for the bulk storage of liquefied petroleum gases shall not permit the storage amount to exceed 2,000 gallons (750 L) in residential areas. In non-residential areas, when in the opinion of the fire code official, the location of bulk storage of liquefied petroleum gas would create a significant threat to the occupants and surrounding property owners, the aggregate storage capacity of liquefied petroleum gas shall be limited to 2,000 gallons (750 L).

EXCEPTION 1: Existing liquefied petroleum gas bulk storage areas

XLVII. Appendix B, Section B101.1 of the 2007 California Fire Code is hereby amended to read as follows:

Scope. The procedure for determining fire-flow requirements for buildings or portions of buildings, or structures with a covered floor area, hereafter constructed, shall be in accordance with this appendix. The Fire Protection District shall review all building permits for dwellings, including one- and two-family dwellings and multi-family dwellings, commercial, and industrial construction, and apply fire-flow requirements in accordance with Appendix B.

XLVIII. Appendix B, Section B103.1 of the 2007 California Fire Code is hereby amended to read as follows:

General. The fire code official is authorized to reduce the fire-flow requirements for isolated buildings or structures in rural areas or small communities, or a group of buildings or structures, where the development of full fire-flow is impractical and the building or structure is provided with:

- (A) An approved automatic fire sprinkler system, with an adequate water supply, as approved by the fire code official, or
- (B) An approved central station monitored fire alarm system.

If an approved automatic fire sprinkler system has been installed in lieu of required fire-flow under Appendix B, only an approved monitored fire alarm system may be installed in lieu of the required access under 503.1.1. If an approved central station monitored fire alarm system has been installed in lieu of required fire-flow under Appendix B, only an approved automatic fire sprinkler system may be installed in lieu of required access under Section 503.1.1. It shall be the responsibility of the property owner to maintain the automatic fire sprinkler system or central station monitored fire alarm system for the life of the building or structure, or until such time the issue is mitigated. To ensure that all

future property owners are aware of their responsibility to maintain the installed system, a notice will be filed on the property title with the San Bernardino County Recorder.

- II. Appendix B, Section B104.1 of the 2007 California Fire Code is hereby amended to read as follows:

General. The fire-flow calculation area shall be the total floor area of all floor levels within the exterior walls, and under the horizontal projections of the roof of a building or structure, except as modified in Section B104.3.

- L. Appendix B, Section B104.2 of the 2007 California Fire Code is hereby amended to read as follows:

General. Portions of buildings which are separated by fire walls with a minimum 2-hour rating and without openings, constructed in accordance with the California Building Code, are allowed to be considered as separate fire-flow calculation areas.

- LI. Appendix B, Section B105.2 of the 2007 California Fire Code is hereby amended to read as follows:

General. The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table B105.1.

EXCEPTION: A reduction in required fire-flow of up to 50 percent, as approved by the fire code official, is allowed when the building is provided with an approved automatic sprinkler system, installed in accordance with Section 903.3.1.1 or 903.3.1.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (5678 L/min) for the prescribed duration as specified in Table B105.1.

- LII. Appendix C, Section C103.1 of the 2007 California Fire Code is hereby amended to read as follows:

Fire hydrants available. The minimum number of fire hydrants available to a building or structure shall not be less than that listed in Section C105. The number of fire hydrants available to a complex or subdivision shall not be less than that determined by spacing requirements listed in Section C105 when applied to fire apparatus access roads and perimeter public streets from which fire operations could be conducted.

- LIII. Table C105.1 is hereby deleted.

LIV. Appendix C, Section C105.1 of the 2007 California Fire Code is hereby amended to read as follows:

Hydrant spacing. The Fire Protection District shall review all building construction permit applications and apply fire hydrant spacing requirements in accordance with Appendix C, Section C105.

LV. Appendix C, Section C105.1.1 is hereby added to the 2007 California Fire Code to read as follows:

A. **Public hydrant spacing.**

1. Fire hydrants shall be installed at intersections and along fire apparatus access roads according to the spacing requirements in Appendix C, Section 105 or as required by the fire code official.
2. When cul-de-sac depth exceeds 450 feet (137 160 mm) in one- and two-family dwelling occupancies, or 200 feet (60 960 mm) in all other developed uses, fire hydrants shall be required mid-block. Additional fire hydrants shall be required pursuant to the fire hydrant spacing requirements imposed herein.
3. The following fire hydrant spacing requirements shall apply:
 - a. One- and two-family dwellings
 - (i) Public fire hydrant spacing shall not exceed 600 feet (182 880 mm).

EXCEPTION: The fire code official is authorized to modify spacing requirements by up to 10 percent.
 - (ii) No portion of lot frontage shall be more than 450 feet (137 160 mm) via vehicular access from a public hydrant.
 - (iii) No portion of a building or structure shall be placed on a lot where it exceeds 750 feet (228 600 mm) from a properly spaced public fire hydrant, which satisfies the above-listed 450 foot (137 160 mm) requirements. If the building or structure is in excess of 750 feet

(228 600 mm), the private on-site requirements as set forth in Appendix C, Section C105.1.1, B shall apply.

- b. All other developed uses
 - (i) Public fire hydrant spacing for all other developed uses shall not exceed 300 feet (91 440 mm).

EXCEPTION: The fire code official is authorized to modify spacing requirements by up to 10 percent.

- (ii) No portion of lot frontage shall be more than 200 feet (60 960 mm) from a public fire hydrant and no portion of the structure shall be more than 400 feet (121 920 mm) from a fire hydrant.

4. Miscellaneous:

Fire hydrants may be required on both sides of the street whenever any of the following exists:

- a. Street widths are 80 feet (24 384 mm) or greater when measured from curb face to curb face.
- b. A center island exists.

B. On-site hydrant requirements.

- 1. When any portion of a proposed building or structure exceeds specified distances from public fire hydrants, on-site fire hydrants shall be required with the following spacing requirements:
 - a. One- and two-family dwellings
 - (i) The maximum distance to all portions of the structure from a fire hydrant shall not exceed 750 feet (228 600 mm).
 - (ii) Spacing between fire hydrants shall not exceed 600 feet (182 880 mm).

EXCEPTION: The fire code official is authorized to modify spacing requirements by up to 10 percent.

- b. All other developed uses of land
 - (i) The maximum distance from a fire hydrant to all portions of a building or structure shall not exceed 400 feet (121 920 mm).
 - (ii) Spacing between fire hydrants shall not exceed 300 feet (91 440 mm).

EXCEPTION: The fire code official is authorized to modify spacing requirements by up to 10 percent.

- 2. Private on-site fire hydrants shall be capable of flowing at the fire-flow required for public fire hydrants, except that where only one private fire hydrant is required, and that fire hydrant meets the specified spacing requirements from a public fire hydrant, the minimum fire-flow shall be at least 1,000 GPM (3785 L/m).
- 3. All private on-site fire hydrants shall be installed in accordance with Appendix C, Section C106.1, Fire Hydrant Specifications, and shall be a minimum of 25 feet (7620 mm) from a structure or protected by a two-hour fire wall.

C. Hydrant Flow.

- 1. Minimum flow acceptable from any one hydrant shall be 1,000 GPM (3785 L/m). Fire hydrants used to satisfy fire-flow requirements shall be determined by the following items in succession:
 - a. Fire hydrants are not acceptable in meeting flow requirements unless they satisfy spacing requirements.
 - b. If multiple fire hydrants are required to meet fire-flow requirements, the closest fire hydrant to serve the property will be flowed first, then next closest fire hydrants in succession.

- c. If more than one fire hydrant is to be flowed to satisfy fire-flow, the Table C105.1, C, 1, c shall be followed:

Table C105.1, C, 1, c

Zero to 1,000 GPM	1 Fire Hydrant
1,001 to 2,000 GPM	2 Fire Hydrants
2,001 to 3,000 GPM	3 Fire Hydrants
3,001 and over	4 Fire Hydrants

For SI 1 gallon per minute = 3.785 L/m

LVI. Delete: "References to Table C105.1"

LVII. Appendix C is hereby amended by adding Section C105.2 to the 2007 California Fire Code to read as follows:

Subdivision requirements. The procedure for determining requirements for subdivisions hereafter constructed shall be in accordance with Section C105.2.

LVIII. Appendix C is hereby amended by adding Section C105.2.1 to the 2007 California Fire Code to read as follows:

New tract maps and parcel maps. The Fire Protection District shall review all tract map and parcel map applications located within the District to ensure fire and life safety requirements are met. The following requirements and specifications shall apply to fire protection, water facilities, and fire hydrants, for all new tract maps and parcel maps, depending on the zoning or approved land use in effect at the time of construction of the facilities.

LIX. Appendix C is hereby amended by adding Section C105.2.2 to the 2007 California Fire Code to read as follows:

Subdivisions for one- and two-family dwellings. The required fire-flow, fire-flow duration, and public system fire hydrant spacing in subdivisions for one- and two-family dwellings shall be in accordance with Table C105.2.2:

Table C105.2.2

Zoning Or Allowed Land Use Classifications	Fire-Flow Required	Duration	Public System Fire Hydrant Spacing
One-family dwelling	1,000 GPM	2 hrs.	600 feet
Two-family dwellings	1,500 GPM	2 hrs.	600 feet

Two-family dwelling units 1,500 GPM 2 hrs. 600 feet
(duplex)

(Fire-flow measured at 20 PSI residual)

For SI 1foot = 304.8, 1 gallon per minute = 3.785 L/m, 1 pound per square inch = 6.895 kPa

EXCEPTION: The fire code official may accept a deficiency of up to 10 percent in hydrant spacing.

LX. Appendix C is hereby amended by adding Section C105.2.3 to the 2007 California Fire Code to read as follows:

Subdivisions for all other developed uses. The required fire-flow, fire-flow duration, and public system fire hydrant spacing in subdivisions for subdivisions of multi-family residential (other than two-family dwellings), apartments, hotels, high-rise, commercial, industrial, and other developed uses not described in Section 105.2.2 , shall be in accordance with Table C105.2.3:

Table C105.2.3

Lot Size	Fire-Flow Required	Duration Required	Public System Fire Hydrant Spacing
Less than 10,000 sq. ft.	1,500 GPM	2 hours	300 feet
10,000 to 19,999 sq. ft.	2,000 GPM	2 hours	300 feet
20,000 to 29,999 sq. ft.	2,500 GPM	2 hours	300 feet
30,000 to 39,999 sq. ft.	3,000 GPM	3 hours	300 feet
40,000 to 49,999 sq. ft.	3,500 GPM	3 hours	300 feet
50,000 to 59,999 sq. ft.	4,000 GPM	4 hours	300 feet
60,000 to 69,999 sq. ft.	4,500 GPM	4 hours	300 feet
70,000 sq. ft. or greater	5,000 GPM	5 hours	300 feet

(Fire-flow measured at 20 PSI residual)

For SI 1foot = 304.8, 1 gallon per minute = 3.785 L/m, 1 pound per square inch = 6.895 kPa

EXCEPTION: The fire code official may accept a deficiency of up to 10 percent in hydrant spacing.

LXI. Appendix C is hereby amended by adding Section C105.2.4 to the 2007 California Fire Code to read as follows:

Looping and gridding. All new water systems or extensions to existing systems shall comply with the looping and gridding requirements of California Code of Regulations, Title 22, Section 64626. Water mains shall be laid out only in segmented grids and loops meeting the City of Big Bear Lake Department of Water & Power standards, acceptable to the fire code official and shall be located within streets. Dead-end water mains shall not be installed.

EXCEPTIONS: 1. Looping or gridding is, in the opinion of the fire code official, impractical due to topography, geology, pressure zone boundaries, unavailability of easements, or location of users; or

2. The City of Big Bear Lake Department of Water & Power plans to complete the extension and eliminate the dead-end condition within a period not to exceed three years.

LXII. Appendix C of the 2007 California Fire Code is hereby amended by adding Section C106 to read as follows:

FIRE HYDRANT INSTALLATION SPECIFICATIONS

LXIII. Appendix C of the 2007 California Fire Code is hereby amended by adding Section C106.1 to read as follows:

Fire Hydrant Specifications. All required public and private fire hydrants shall be installed to the following specifications prior to fire-flow testing and acceptance of the system:

1. Fire hydrants shall be:
 - a. Dry barrel type, 2-1/2" x 2-1/2" x 4" (63.5 mm x 63.5 mm x 102 mm), approved by the fire code official and the City of Big Bear Lake Department of Water & Power
 - b. Installed so that the centerlines of the lowest outlet are between 18 to 24 inches (457 mm to 610 mm) above finished grade
 - c. Installed so that the front of the riser is between 18 inches (457 mm) to 72 inches (1829 mm) behind curb face. Placement shall be coordinated with the City of Big Bear Lake Department of Water & Power and the Fire Protection District.

- d. Positioned so that the four-inch (101.60 mm) outlet faces the fire apparatus access roadway
 - e. Provided with three-foot (914.40 mm) unobstructed clearance on all sides (See section 508.5.4.)
 - f. Provided with approved caps
 - g. Painted, with exception of the threads, with two coats of primer and one coat of traffic signal yellow
2. Underground shut-off valves shall be located:
 - a. A minimum of 5 feet (1524 mm) from the hydrant, unless the location of the water main is already installed and the five foot (1524 mm) minimum distance cannot be satisfied, and
 - b. A maximum of 25 feet (7620 mm) from the hydrant
3. All new water mains, laterals, gate valves, buries, and risers shall be a minimum of 6 inches (152 mm) inside diameter.
4. When sidewalks are contiguous with a curb and are 5 feet (1524 mm) wide or less, fire hydrants shall be placed immediately behind the sidewalk. In no case shall fire hydrants be more than 6 feet (1829 mm) from curb line.
5. Before trenches are back-filled, a representative from the Fire Protection District shall inspect all required installations of private on-site fire hydrants and witness adequate flushing.
6. The owner/developer shall be responsible for making the necessary arrangements with the City of Big Bear Lake Department & Power for the installation and/or connection to all public facilities. This shall include the furnishing of the hydrant heads.
7. If curbs are not provided, approved fire hydrant barricades shall be installed hydrants per City of Big Bear Lake Department of Water & Power, Standard Drawing No. 10.
8. Snow poles and/or barricades of an approved height shall be provided on all newly installed fire hydrants per City of Big Bear Lake Department of Water & Power, Standard Drawing No. 10.

- LXIV. Appendix C of the 2007 California Fire Code is hereby amended by adding Section C107 to read as follows:

MAINTENANCE OF PRIVATE ON-SITE FIRE HYDRANTS

- LXV. Appendix C of the 2007 California Fire Code is hereby amended by adding Section C107.1 to read as follows:

Private hydrant maintenance. It shall be the responsibility of the property management company, the homeowner's association, or the property owner, to maintain private on-site fire hydrants. No barricades, walls, fences, landscaping, or other similar obstruction, shall be installed, planted, or placed within three feet (914 mm) of any fire hydrant.

- LXVI. Appendix D, Section D103.2 of the 2007 California Fire Code is hereby amended to read as follows:

Grade. The grade of the fire apparatus access road shall not exceed 12%, unless mitigating protection measures are applied and approved by the fire code official.

- LXVII. Appendix D of the 2007 California Fire Code is hereby amended by adding Section D103.6.3 to read as follows:

Fire lane striping. Where required by the fire code official, fire apparatus access roads, including curbs, shall be striped and/or painted in accordance with Fire Protection District standards.

Section 7. Repeal of Conflicting Ordinances. All former ordinances or parts conflicting or inconsistent with the provisions of this Ordinance or of the Code including Ordinance No. 2002-327, Ordinance No. 2002-328, Ordinance 2004-389 and Ordinance 2005-351 any other ordinances in conflict herewith are hereby repealed.

Section 8. Severability. If any provisions of this Ordinance or application thereof to any person or circumstances are held invalid, this invalidity shall not affect other applications of this Ordinance which can be given effect without the invalid provision or applications, and to this end, the provisions of this Ordinance are declared to be severable. This Ordinance shall be liberally construed to achieve the purposes of this Ordinance and to preserve its validity.

Section 9. CEQA. The City Council hereby finds and determines that it can be seen with certainty that there is not possibility that this Ordinance may have a significant adverse effect on the environment, since it adopts updated building and safety standards which the City had previously adopted in substantial form. Thus, the adoption of this Ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b) (3) of the CEQA Guidelines. Staff is directed to file a Notice of Exemption.

Section 10. Publication. The City Clerk shall certify to the adoption of this ordinance and shall cause a summary thereof to be published at least five (5) days prior to the meeting at which the proposed ordinance is to be adopted and shall post a certified copy of the proposed ordinance in the office of the Clerk of the Board, and with fifteen (15) days of its adoption, shall cause a summary of it to be published, including the vote for and against the same, and shall post a certified copy of the adopted ordinance in the office of the Clerk of the Board, in accordance with California Government Code Section 36933.

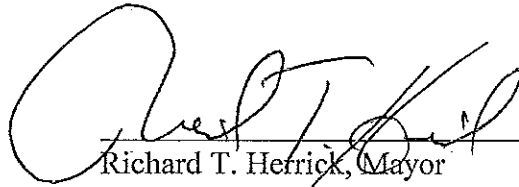
Section 11. Effective Date. This Ordinance shall take effect thirty (30) days after the date of its adoption.

PASSED, APPROVED AND ADOPTED this 14th day of January, 2008.

AYES: Harris, Herrick, Jahn, Karp, Mulvihill
NOES: None
ABSENT: None
ABSTAIN: None

January 14, 2008

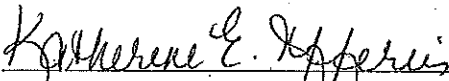
Date



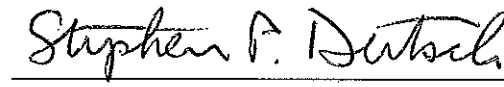
Richard T. Herrick, Mayor

ATTEST:

REVIEWED AND APPROVED:



Katherine E. Jefferies, *CME*
City Clerk



Stephen P. Dutsch
Best Best & Krieger LLP
City Attorneys

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss
CITY OF BIG BEAR LAKE)

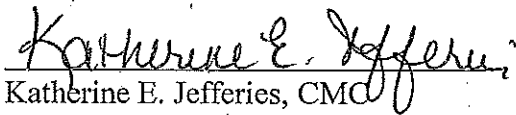
I, Katherine E. Jefferies, City Clerk of the City of Big Bear Lake do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing ordinance, being Ordinance No. 2008-376 is a full, true and correct original of Ordinance No. 2008-376 of the said City of Big Bear Lake, California, entitled:

AN ORDINANCE OF THE CITY OF BIG BEAR LAKE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ADDING AND AMENDING TITLE 15 OF THE BIG BEAR LAKE MUNICIPAL CODE PERTAINING TO THE CONSTRUCTION AND MAINTENANCE OF BUILDINGS, HOUSING, AND FIRE PREVENTION BY ADOPTING THE 2007 CALIFORNIA BUILDING STANDARDS CODE AS FOUND IN TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS COMPRISING THE CALIFORNIA BUILDING CODE, VOLUMES 1 & 2, 2007 EDITION, INCLUDING APPENDIX CHAPTER J OF VOLUME 2; THE CALIFORNIA ELECTRICAL CODE, 2007 EDITION; THE CALIFORNIA MECHANICAL CODE, 2007 EDITION; THE CALIFORNIA PLUMBING CODE, 2007 EDITION; THE CALIFORNIA ENERGY CODE, 2007 EDITION; THE CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE, 2001 EDITION; THE CALIFORNIA HISTORICAL BUILDING CODE, 2007 EDITION; THE CALIFORNIA FIRE CODE, 2007 EDITION; CALIFORNIA FIRE CODE, 2007 EDITION INCLUDING APPENDICES CHAPTER 1, CHAPTER 4, B, C, & H AND ERRATA, AND APPENDICES A AND D BASED ON THE 2006 INTERNATIONAL FIRE CODE; THE CALIFORNIA EXISTING BUILDING CODE, 2007 EDITION; THE CALIFORNIA REFERENCE STANDARDS CODE, 2007 EDITION; TOGETHER WITH CERTAIN ADDITIONS, INSERTIONS, DELETIONS AND CHANGES THERETO; AND ADOPTING BY REFERENCE THE UNIFORM ADMINISTRATIVE CODE, 1997 EDITION; THE UNIFORM HOUSING CODE, 1997 EDITION; THE UNIFORM CODE FOR ABATEMENT OF DANGEROUS BUILDINGS, 1997 EDITION; THE UNIFORM SIGN CODE, 1997 EDITION; AND REPEALING ORDINANCE 2002-327, ORDINANCE 2002-328, ORDINANCE 2004-389 AND ORDINANCE 2005-351

was duly passed and adopted by the said City Council, approved and signed by the Mayor of said City, and attested by the City Clerk of said City, all at a regular meeting of the said Council on the 14th day of January, 2008, and that the same was so passed and adopted by the following vote:

AYES:	Harris, Herrick, Jahn, Karp, Mulvihill
NOES:	None
ABSENT:	None
ABSTAIN:	None

I do hereby further certify that pursuant to the provisions of Section 36933 of the Government Code of the State of California that the foregoing Ordinance No. 2008-376 was duly and regularly published according to law and the order of the City Council and circulated within said City.


Katherine E. Jefferies, CMC
City Clerk