CITY COUNCIL STAFF REPORT

DATE: November 6, 2013 LEGISLATIVE

SUBJECT: PROPOSED ORDINANCES ADOPTING AND AMENDING THE 2013 CALIFORNIA BUILDING STANDARDS CODE, ADOPTING AND AMENDING THE 2013 CALIFORNIA FIRE CODE, ADOPTING AND AMENDING THE 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE, ADOPTING THE CITY OF PALM SPRINGS BUILDING ADMINISTRATIVE CODE, AND REPEALING ARTICLE VII OF CHAPTER 8.04 OF THE PALM SPRINGS MUNICIPAL CODE RELATING TO SWIMMING POOL SAFETY STANDARDS

FROM: David H. Ready, City Manager

BY: Department of Building & Safety and Fire Department

SUMMARY

The City Council will consider two ordinances to adopt the amended 2013 editions of the California Building Standards Codes, the 2013 California Fire Code, the 2012 International Property Maintenance Code and the Palm Springs Building Administrative Code to be in effect January 1, 2014, and to repeal Article VII of Chapter 8.04 of the Palm Springs Municipal Code – Swimming Pool Safety Standards.

RECOMMENDATION:

1) Waive the reading of the text in its entirety and ready by title only and introduce on first reading Ordinance No. _____, "AN ORDINANCE OF THE CITY OF PALM SPRINGS, CALIFORNIA, AMENDING AND RESTATING ARTICLE I OF CHAPTER 8.04 OF THE PALM SPRINGS MUNICIPAL CODE, ADOPTING BY REFERENCE, TOGETHER WITH CERTAIN ADDITIONS, AMENDMENTS AND DELETIONS, THE 2013 CALIFORNIA BUILDING CODE, INCLUDING APPENDICES C, I, AND J; THE 2013 CALIFORNIA RESIDENTIAL CODE, INDLUDING APPENDIX H; THE 2013 CALIFORNIA MECHANICAL CODE; THE 2013 CALIFORNIA PLUMBING CODE, INCLUDING APPENDICES A, B, D, G, I AND K; THE 2012 INTERNATIONAL PROPERTY MAINTENACE CODE, INCLUDING ALL APPENDICES; THE 2013 CALIFORNIA EXISTING BUILDING CODE; THE 2013 CALIFORNIA HISTORIC BUILIDNG CODE, INCLUDING APPENDIX A; THE 2013 CALIFORNIA ELECTRICAL CODE, INCLUDING ALL APPENDICES; THE 2013 CALIFORNIA ENERGY CODE, INCLUDING ALL APPENDICES; AND THE 2013 GREEN BUILDING STANDARDS CODE, INCLUDING ALL APPENDICES, AMENDING AND RESTATING ARTICLE IV

OF CHAPTER 8.04 OF THE PALM SPRINGS MUNICIPAL CODE, ADOPTING THE CITY OF PALM SPRINGS BUILDING ADMINISTRATIVE CODE, AND REPEALING ARTICLE VII OF CHAPTER 8.04 OF THE PALM SPRINGS MUNICIPAL CODE, RELATING TO SWIMMING POOL SAFETY STANDARDS.;" and

2) Waive the reading of text in its entirety and read by title only and introduce the first reading of Ordinance No. _____, "AN ORDINANCE OF THE CITY OF PALM SPRINGS, CALIFORNIA, AMENDING AND RESTATING ARTICLE VI OF CHAPTER 8.04 OF THE PALM SPRINGS MUNICIPAL CODE, ADOPTING BY REFERENCE, TOGETHER WITH ADDITIONS, AMENDMENTS AND DELETIONS, THE 2013 CALIFORNIA FIRE CODE, INCLUDING APPENDIX CHAPTER 4 AND APPENDICES A, B, BB, C, CC, F, H, I, J, K, L, M, AND N;" and

3) Adopt Resolution No. _____, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, FINDING THAT CERTAIN LOCAL CONDITIONS REQUIRE AMENDMENTS, ADDITIONS AND DELETIONS TO THE CALIFORNIA BUILDING CODE, 2013 EDITION, THE CALIFORNIA RESIDENTIAL CODE, 2013 EDITION, AND THE CALIFORNIA ELECTRICAL CODE, 2013 EDITION AND THE CALIFORNIA FIRE CODE, 2013 EDITION."

4) Declare its intention to hold a public hearing on November 20, 2013;

5) Direct the City Clerk to notice the public hearing pursuant to law.

BACKGROUND

The State's Health and Safety Code requires local governments to adopt the most recent editions of California Building Codes (Title 24) related to construction. The construction codes include, the California Building, Fire, Plumbing, Mechanical, Electrical, Energy and Green Building Standards. If the City Council approves Ordinance No. _____, the most recent editions of the construction codes with applicable amendments will be in effect with the City of Palm Springs as required by state law.

The State's Health and Safety Code (Section 17958) mandates that the California Building Standards Commission adopt and publish the California Building Standards Code (Title 24 California Code of Regulations [CCR]) every three (3) years. The 2013California Building Standards Code, includes the state codes listed below, which in turn are based on the corresponding referenced model codes, and will become effective statewide on January 1, 2014. If approved, Ordinance Nos. _____ and _____would amend various sections of the Palm Springs Municipal by incorporating the most recent Building Standards Code provisions, subject to local amendments..

The list below identifies the various parts of 2013 Title 24 CCR, and the model codes upon which they are based:

California Building Standards Code	Reference Model Code
2013 California Building Code	2012 International Building Code
2013 California Residential Code	2012 International Residential Code
2013 California Mechanical Code	2012 Uniform Mechanical Code
2013 California Plumbing Code	2012 Uniform Plumbing Code
2013 California Electrical Code	2011 National Electrical Code
2013 California Fire Code	2013 International Fire Code
2013 California Energy Code	N/A
2013 California Green Building Standard	N/A
	2012 International Property Maintenance Code

The City may amend Title 24 CCR to impose more restrictive building standards if express findings are made that such amendments are necessary because of local climatic, geological or topographical conditions. No findings are necessary to enact local regulations necessary to carryout procedures by the City relating to civil, administrative, or criminal procedures and remedies available for enforcing code violations, and that do not establish building standards. Unifying the administrative sections of the various state codes provides a single source of administrative regulations, which are unique to the City of Palm Springs.

STAFF ANALYSIS:

The Director of Building and the Fire Chief recommend that the City Council adopts the 2013 Building Standards Code that includes 2013 editions of the California Building, Residential, Plumbing, Mechanical, Electrical, Fire, Energy and Green Building Codes; the 2012 International Property Maintenance Code and the Palm Springs Building Administrative Code with the recommended changes and modifications. These changes and modifications are necessary due to the local conditions in the City of Palm Springs, which include high winds, extreme temperatures, and the city's physical proximity to known active earthquake faults. Staff believes these local amendments are necessary to insure safe construction practices in light of the unique conditions which exist within the City of Palm Springs. Express findings for local amendments to the California Building Standards Code are included as Exhibits "A" and "B" to Resolution No. _____ attached hereto.

2013 FIRE CODE ADOPTION - OVERVIEW

SECTION	IDENTICAL 2010/2007	AMENDED 2010	DELETED 2010	PURPOSE
101.1 -TITLE	*			LEGALLY REQUIRED TO ADOPT CODE
101.4 - SEVERABILITY	*			LEGAL - REVIEWED BY CITY ATTORNEY
103.4 - LIABILITY	*			LEGAL - REVIEWED BY CITY ATTORNEY
109.4 - VIOLATION PENALITIES	*			SUPPORTS ENFORCEMENT CAPABILITY
111.4 - FAILURE TO COMPLY	*			SUPPORTS ENFORCEMENT CAPABILITY
202 - 5 MINUTE RESPONSE	*			DEFINITION WITH SUPPORTING MAP
202 - MID RISE BUILDING DEFINITION			*	REMOVED TO BE LESS RESTRICTIVE
202 - MODEL ROCKET			*	UNECCESARY - ENFORCEABLE VIA TITLE 19
202 - MODEL ROCKET ENGINE			*	UNECCESARY - ENFORCEABLE VIA TITLE 19
319 - PARADE FLOATS	*			REQUIRED FOR PUBLIC SAFETY, NOT ADDRESSED IN FIRE CODE
503 - GATES	*			PROVIDES FOR FD ACCESS TO STUCTURES
503 - ROAD SURFACE	*			MIRRORS STATE CODE, IDENTIFIES APPARATUS WEIGHT
503 - TURNING RADUIS	*			MIRRORS STATE CODE, IDENTIFIES LOCAL REQUIREMENTS
503 - DEAD ENDS	*			MIRRORS STATE CODE, OUTLINES PS ENGINEERING STANDARDS
503 - AERIAL ACCESS	*			PROVIDES FOR AERIAL MANEUVRABILITY NEAR MULTI-STORY
503 - ROAD WIDTH	*			PROVIDES FOR AERIAL MANEUVRABILITY NEAR MULTI-STORY
503 - ROAD PROXIMITY	*			PROVIDES FOR AERIAL MANEUVRABILITY NEAR MULTI-STORY
503 - SECURITY GATES	*			ALLOWS ACCESS AND SUFFICIENT ENTRY WIDTH FOR PD AND FD
506 - KNOX BOX HEIGHT	*			DEFINES PLACEMENT/MAINTAINS ACCESSIBILITY
508 - MID RISE BUILDING			*	REMOVED TO BE LESS RESTRICTIVE
510 - RADIO COMMUNICATION	*			PROVIDES FOR HANDHELD RADIO OPERABILITY IN MULTI-STORY
901 - APPROVAL	*			REQUIRES APPROVAL BEFORE REMOVAL OF FIRE PROTECTION SYSTEM
903 - REQUIRED FIRE SPRIKLERS (1979)	*	*		AMENDED TO BE LESS RESTRICTIVE - SEE ITEMS 21 and 31 OF RATIONALE DOCUMENT
903 - INCREASED SQ. FOOTAGE		*		AMENDED TO BE LESS RESTRICTIVE - SEE ITEM 36 OF RATIONALE DOCUMENT
903 - PILOT HEADS			*	REMOVED TO BE LESS RESTRICTIVE
907 - SMOKE AND CO ALARM		*		AMENDED TO REFLECT STATE CODE RE: CO ALARM/SUPPORT INSPECTON PROGRAM - ITEM 37
907 - SMOKE DETECTION / VOICE ALARM	*			ADDITIONAL HIGHRISE PROTECTION/SUPPORTS FD STAFFING LEVELS/OPERATIONS
907 - DEEP UNDERGROUND BUILDINGS	*			MIRRORS RIV. CO. CODE/SUPPORTS FD STAFFING LEVELS/OPERATIONS
912 - VISIBLE LOCATION/FD CONN'S			*	NOT NECESSARY - OUTLINED IN 2013 CODE
914 - FIRE SPRINKLER (1979)	*			ADDRESSES FIRE LOAD/PUBLIC AND FF SAFETY
1103 - CHANGE OF USE	*			ADDRESSES INCREASE HAZARD DURING OCCUPANCY CHANGE OF USE
3801 - LPG			*	REMOVED TO BE LESS RESTRICTIVE
5609 - FIREWORKS PROHIBITION (2001)	*			NOT ADDRESSED IN FIRE CODE/PROTECTS AGAINST INJURY, STRUCTURE AND WILDLAND FIRES
5610 - EXPLOSIVES (2001)	*			NOT ADDRESSED IN FIRE CODE/ REGULATES USE AND PROHIBITS UNPERMITTED USE
5704 - UNDERGROUND FL/COMB. TANKS	*			PROHIBITS USE IN RESIDENTIAL AREAS
B101 - SCOPE		*		AMENDED TO BE LESS RESTRICTIVE - SEE ITEM 46 OF RATIONALE DOCUMENT
B104 - SEPARATION (2001)	*			REQUIRED FOR CONSISTENCY WITH AMENDMENTS

2013 BUILDING CODE ADOPTION -OVERVIEW

SECTION	IDENTICAL 2010	AMENDED 2010	DELETED 2010	PURPOSE
90.8 (A) - WIRING PLANNING		*		AMENDS ELECTIC CODE TO ACCOMMODATE FUTURE SOLAR ON HOMES.
230.79 (C) - RATING OF SERVICE		*		AMENDS ELECTIC CODE TO ACCOMMODATE FUTURE SOLAR ON HOMES.
310.2 (B) - GENERAL WIRING			*	DELETED FROM ELECTRIC AMENDMENTS. STATE CODE APPLIES
310.10 (I) - WIRING TEMPERATURE		*		AMENDS ELECTRIC CODE. CLARIFIES HEAT RATINGS IN UNCONDITIONED SPACES
R905.7 & R905.8 - SHINGLES			*	DELETED FROM RESIDENTIAL AMENDMENTS. STATE CODE APPLIES
1505 - SHINGLES			*	DELETED FROM BUILDING AMENDMENTS. STATE CODE APPLIES.

<u>The Fire Department removed the following previously adopted local amendments:</u>

Section 202 – Mid Rise Building. Every building of any type of construction or occupancy having floors used for human occupancy located 60 feet above the lowest

floor level of fire department access at ground level to the top of the structure shall be enhanced with high-rise provisions as set forth in Section 508.1 of the California Fire Code. This amendment was removed to be less restrictive.

Section 202 – Definition Model Rocket: shall mean any toy or educational device which weighs not more than 500 grams, including the engine and any payload that is propelled by model rocket engines. This definition is no longer needed in the Palm Springs local amendments as it is now covered by Title 19.

Section 202 – Definition Model Rocket Engine: shall mean a commercially manufactured, non-reusable rocket propulsion device which is constructed of a nonmetallic casing and solid propellant, wherein all of the ingredients are self-contained so as not to require mixing or handling by the user and which have designed and construction characteristics determined by the State Fire Marshal to provide a reasonable degree of safety to the user. This definition is no longer needed in the Palm Springs local amendments as it is now covered by Title 19.

Section 508 – Mid – Rise Buildings. Relieves requirement for fire command center in structures under 75 feet.

Section 903 – Pilot heads. Local amendment removed as requirements are now outlined in 2013 CFC and CRC.

Section 912 – Local amendment removed as requirements are now outlined in 2013 CFC.

Section 3801 – LPG Previous local amendment concerning quantity removed.

<u>The Fire Department proposes the following Local Amendments to the State Fire Code:</u>

Section 903 – Existing automatic fire sprinkler requirements for Group A Occupancies have been carried over from the 2007 & 2010 CFC to the 2013 CFC. The amended section reflects recent amendments for restaurant patio covers. A2 has been amended to be less restrictive. Please refer to item #21 in the Rationale of Amendments and Deletions attachment for further detail.

Section 903 - Any existing building or structure undergoing construction or alteration which adds square footage exceeding the total floor area as prescribed in Section 903.2, said building shall require an approved automatic fire sprinkler system.

Exceptions: (1) One and two-family dwellings and manufactured homes; and (2) additions to occupancies equating to fifteen (15) percent or less of total floor area. Fire sprinkler requirements for these occupancies shall be determined based on California Fire Code Table B105.1 – Minimum Required Fire Flow for Buildings. This carry over

item has been amended to be less restrictive, allowing for moderate sized residential and business additions to existing buildings without triggering fire sprinkler requirements.

Subsection 907.2.11.6 Smoke and carbon monoxide alarms - This language has been carried over from the 2001, 2007 & 2010 CFC code adoption. Smoke detectors have proven to be a life saving device that alert occupants in the incipient stage of a fire. This requirement allows the fire department to inspect residences at time of sale to ensure that smoke detectors and carbon monoxide alarms are correctly placed and operate properly. This amendment has been updated to include the State Health and Safety Code requirements for carbon monoxide alarms.

Subsection B101.1 Scope - The procedure for determining fire-flow requirements for buildings or portions of buildings hereafter constructed shall be in accordance with this appendix. This appendix does not apply to structures other than buildings. Additions to buildings equating to 15% or less increase in square footage will not require fire flow analysis. This has been amended to be less restrictive, allowing for moderate sized residential and business additions to existing buildings without triggering fire sprinkler requirements. This amendment is made to be less restrictive when reviewing additions to occupancies.

<u>The Department of Building and Safety proposes the following Local Amendments to the 2013 State Building Code:</u>

Article 90.8(A). Modifies the State Electrical Code. The modification added language requiring the installation of an electrical conduit from the electrical main to the attic for future solar photovoltaic installations.

Article 230.79(C), Modifies the State Electrical Code by changing the minimum size electrical service of single family dwellings from 100 amps to 200 amps. This change anticipates future solar photovoltaic installations and takes into consideration that a 100 amp system cannot serve the electrical needs of a single family dwelling and a solar photovoltaic system.

Article 310.10(I). Added new article to the State Electrical Code. This clarification identifies wiring which is installed in unconditioned spaces or attics as needing to meet the requirements for temperatures exceeding 140 degrees. The existing code does not specifically identify heat levels within structures.

Section 1509.1. This is a carry-over local amendment to the California Building Code. This local amendment addresses an omission in State Code and requires that platforms are installed wherever rooftop mechanical equipment is installed.

The Department of Building and Safety removed the following previously adopted local amendments:

Section 1505. Previous Building Code amendment required that all wood shakes and shingles be fire retardant Class B. State Code allowed for Class C ratings. There is no evidence which supports the higher Class ratings and this requirement is removed under the current code adoption.

Sections R905.7 and R905.8. Previous Residential Code amendment required that all wood shakes and shingles be fire retardant Class B. State Code allowed for Class C ratings. There is no evidence which supports the higher Class ratings and this requirement is removed under the current code adoption

Article 310.2(B). This was a Previous Electrical Code amendment that disallowed the use of aluminum electrical conductors. The State Code accepts aluminum conductors with restrictions and this amendment was deleted.

FISCAL IMPACT:

The cost for enforcing updated codes and providing staff training has been included in the annual Building Department's budget for FY 2013-2014.

James T. Zicaro
Director of Building and Safety

John R. Allen
Fire Chief

David H. Ready, Esq., Ph.D.
City Manager

Attachments:
Ordinance No _____
Ordinance No _____
Resolution No _____

ORDINANCE N0 _____.

AN ORDINANCE OF THE CITY OF PALM SPRINGS, CALIFORNIA, AMENDING AND RESTATING ARTICLE I OF CHAPTER 8.04 OF THE PALM SPRINGS MUNICIPAL CODE, ADOPTING BY REFERENCE, TOGETHER WITH CERTAIN ADDITIONS, AMENDMENTS AND DELETIONS, THE 2013 CALIFORNIA BUILDING CODE, INCLUDING APPENDICES C, I, AND J; THE 2013 CALIFORNIA RESIDENTIAL CODE, INDLUDING APPENDIX H; THE 2013 CALIFORNIA MECHANICAL CODE; THE 2013 CALIFORNIA PLUMBING CODE, INCLUDING APPENDICES A, B, D, G, I AND K; THE 2012 INTERNATIONAL PROPERTY MAINTENACE CODE, INCLUDING ALL APPENDICES; THE 2013 CALIFORNIA EXISTING BUILDING CODE; THE 2013 CALIFORNIA HISTORIC BUILIDNG CODE, INCLUDING APPENDIX A; THE 2013 CALIFORNIA ELECTRICAL CODE, INCLUDING ALL APPENDICES; THE 2013 CALIFORNIA ENERGY CODE, INCLUDING ALL APPENDICES; AND THE 2013 GREEN BUILDING STANDARDS CODE, INCLUDING ALL APPENDICES, AMENDING AND RESTATING ARTICLE IV OF CHAPTER 8.04 OF THE PALM SPRINGS MUNICIPAL CODE, ADOPTING THE CITY OF PALM SPRINGS BUILDING ADMINISTRATIVE CODE, AND REPEALING ARTICLE VII OF CHAPTER 8.04 OF THE PALM SPRINGS MUNICIPAL CODE, RELATING TO SWIMMING POOL SAFETY STANDARDS

CITY ATTORNEY SUMMARY

This Ordinance adopts and amends the 2013 Building Standards Code, Title 24 California Code of Regulations, which includes the California Building, Residential, Mechanical, Plumbing, Existing Building, Historic Building, Electrical, Energy, and the Green Building Standards Codes (Parts 2, 2.5, 4, 5, 10, 8, 3, 6 and 11 respectively). In addition, this Ordinance adopts the 2012 International Property Maintenance Code, adopts the City of Palm Springs Building Administrative Code, and repeals Article VII of Chapter 8.04 of the Palm Springs Municipal Code relating to Swimming Pool Safety Standards.

THE CITY COUNCIL OF THE CITY OF PALM SPRINGS ORDAINS:

SECTION 1. Article I of Chapter 8.04 of the Palm Springs Municipal Code is hereby amended and restated to read as follows:

ARTICLE I
BUILDING CODES

Section:

8.04.005 Citation of Building Code.

8.04.010 California Building Code—Adopted.
8.04.015 California Building Code—Additions, Amendments and Deletions.
8.04.016 California Residential Code—Adopted.
8.04.017 California Residential Code—Additions, Amendments and Deletions.
8.04.020 California Mechanical Code—Adopted.
8.04.021 California Mechanical Code—Additions, Amendments and Deletions.
8.04.030 California Plumbing Code—Adopted.
8.04.031 California Plumbing Code—Additions, Amendments and Deletions.
8.04.035 International Property Maintenance Code—Adopted.
8.04.040 California Existing Building Code—Adopted.
8.04.045 California Historic Building Code—Adopted.
8.04.050 California Electrical Code—Adopted.
8.04.055 California Electrical Code—Addition, Amendments and Deletions.
8.04.065 California Energy Code—Adopted.
8.04.070 California Green Building Standards Code—Adopted.
8.04.072 Reserved.
8.04.080 Reserved.

SECTION 2. Section 8.04.005 of the Palm Springs Municipal Code is hereby amended and restated to read as follows:

8.04.005 Citation of Building Code.

This chapter, the 2013 California Building Code, including Appendices C, I, and J; the 2013 California Residential Code, including Appendix H; the 2013 California Mechanical Code; the 2013 California Plumbing Code; the 2012 International Property Maintenance Code; the 2013 California Existing Building Code; the 2013 California Historic Building Code; the 2013 California Electrical Code; the 2013 California Energy Code; and the 2013 California Green Building Standards Code may be collectively referred to and cited as the Palm Springs Building Code.

SECTION 3. Section 8.04.010 of the Palm Springs Municipal Code is hereby amended and restated to read as follows:

8.04.010 California Building Code—Adopted.

These certain documents, a copy of each of which are on file in the office of the City Clerk, being marked and designated as the 2013 California Building Code,

California Code of Regulations Title 24, Part 2, Volumes 1 & 2, including Appendices C, I and J, and all tables and indices thereto, except as hereinafter modified, are hereby adopted by reference as the Building Code of the City of Palm Springs pursuant to Section 50022.1 et seq. of the California Government Code.

SECTION 4. Section 8.04.015 of the Palm Springs Municipal Code is hereby amended and restated to read as follows:

8.04.015 California Building Code—Additions, Amendments and Deletions.

The California Building Code adopted herein by reference is hereby modified by the following additions, amendments and deletions:

1) Part 2, Chapter 1, Division II – Scope and Administration is deleted in entirety and replaced with the following:

PART 2 – ADMINISTRATION AND ENFORCEMENT

SECTION 101 – GENERAL

The administrative and enforcement provisions of this Code shall be as listed in the Palm Springs Building Administrative Code.

2) Amend section 202, Definitions, by adding the following definition:

FIVE MINUTE FIRE DEPARTMENT RESPONSE TIME. The Five-Minute Fire Department Response Time is defined as the time the fire station or response personnel receive notification of a call for emergency service, allowing one-minute for "firefighter turnout" and four-minutes for travel on paved streets. The Palm Springs Fire Department Five-Minute Response Time Map is identified in Appendix M of the Fire Code of the City of Palm Springs.

3) Add new subsection 901.6.1.1, Approval required, to read as follows:

901.6.1.1 Approval required. Prior to the removal of any fire protection system, approval shall be obtained from the fire code official.

4) Amend subsection 903.2, Where required, is amended to read as follows:

903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in locations described in Sections 903.2.1 through 903.2.21 as amended by this code. For purposes of this code, fire resistive construction shall not be considered

for purposes of reducing the gross fire area of any building.

Exceptions: (1) Group U Occupancies of non combustible construction; and (2) Group S-2 carports – 100% open on all sides of non-combustible construction.

An approved automatic fire sprinkler system shall be installed in any building, regardless of gross fire area, which is built beyond a five-minute fire department emergency response time as defined in Section 202.

Exceptions: (1) Group U Occupancies of non combustible construction; and (2) Group S-2 carports – 100% open on all sides of non-combustible construction.

An approved automatic fire sprinkler system shall be installed in every Group A Occupancy per Section 903.2.1 including those that result from a change of use in an existing building or portion thereof.

Exception: Group A-2 occupancies.

5) Delete subsection 903.2.1.1, Group A-1.

6) Amend subsection 903.2.1.2, Group A-2, to read as follows:

903.2.1.2 Group A-2. An automatic sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exist:

1. The fully enclosed area exceeds 3,000 square feet. For the purposes of this section, the term "fully enclosed area" means an area enclosed by fire walls, fire barriers, or walls extending from floor to ceiling but does not include patio areas included solely within the horizontal projection of the roof or floor next above.

2. The fire area exceeds 5,000 square feet.

3. The fire area has an occupant load of 100 or more.

4. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

5. The structure exceeds 5,000 square feet, contains more than one fire area containing a Group A-2 occupancy, and is separated into two or more buildings by fire walls of less than four-hour resistance rating without openings.

7) Delete subsection 903.2.1.3, Group A-3.

8) Delete subsection 903.2.1.4, Group A-4.

9) Delete subsection 903.2.1.5, Group A-5.

10) Amend item 1 of subsection 903.2.3, Group E, to read as follows:

1. Throughout all Group E fire areas greater than 3,000 square feet in area.

11) Amend the exception to item 2 of subsection 903.2.3, Group E, to read as follows:

Exception: An automatic sprinkler system is not required in any fire area or area below the level of exit discharge where every classroom throughout the building has at least one exterior exit door at ground level and the fire area does not exceed 3,000 square feet.

12) Amend items 1 and 3 of subsection 903.2.4, Group F-1, to read as follows:

1. Where a Group F-1 fire area exceeds 3,000 square feet.

3. Where the combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 3,000 square feet.

13) Amend items 1, 3, 4 and 5 of subsection 903.2.7, Group M, to read as follows:

1. Where a Group M fire area exceeds 3,000 square feet.

3. Where the combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 3,000 square feet.

4. A Group M occupancy used for the display and sale of upholstered furniture and mattresses exceeds 3,000 square feet.

5. The structure exceeds 3,000 square feet, contains more than one fire area containing a group M occupancy and is separated into two or more buildings by fire walls of less than 4-hour fire-resistance rating.

14) Amend items 1, 3 and 4 of subsection 903.2.9, Group S-1, to read as follows:

1. A Group S-1 fire area exceeds 3,000 square feet.

3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 3,000 square feet.

4. A Group S-1 fire area used for the storage of commercial trucks or buses where the fire area exceeds 3,000 square feet.

15) Amend items 1, 2 and 4 of subsection 903.2.9.1, Repair garages, to read as follows:

1. Buildings two or more stories in height, including basements, with a fire area containing a repair garage exceeding 3,000 square feet.

2. One-story buildings with a fire area containing a repair garage exceeding 3,000 square feet.

4. A Group S-1 fire area used for repair of commercial trucks or buses where the fire area exceeds 3,000 square feet.

16) Amend subsection 903.2.10, Group S-2 enclosed parking garages, to read as follows:

903.2.10 Group S-2 enclosed parking garages. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-2 occupancy, as classified in accordance with section 406.6 of the California Building Code, where one of the following conditions exists:

1. A Group S-2 fire area exceeds 3,000 square feet; or

   Exception: Group S-2 carports – 100% open on all sides of non-combustible construction.

2. Where the enclosed parking garage is located beneath other groups.

17) Amend subsection 903.2.10.1, Commercial parking garages, to read as follows:

903.2.10.1 Commercial parking garages. An automatic sprinkler system shall be provided throughout buildings used for storage of commercial trucks or buses where the fire area exceeds 3,000 square feet.

18) Add new subsection 903.2.20, Group B, to read as follows:

903.2.20 Group B. An automatic sprinkler system shall be provided throughout all new buildings containing a Group B occupancy that exceeds 3,000 square feet.

19) Add new subsection 903.2.21, Group F-2, to read as follows:

903.2.21 Group F-2. An automatic sprinkler system shall be provided throughout any new building containing a Group F-2 occupancy that exceeds 3,000 square feet.

20) Amend subsection 903.3.8, Floor control valves, to read as follows:

903.3.8 Floor control valves. Approved supervised indicating control valves, check valves, water flow detection assemblies and main drains shall be provided at the point of connection to the riser on each floor in buildings three or more stories in height unless otherwise approved by the fire code official. Valve locations will be determined and approved by the fire code official.

21) Add new subsection 903.6, Increased square footage, to read as follows:

903.6 Increased square footage. Any existing building or structure undergoing construction or alteration which adds square footage exceeding the total area as prescribed in Section 903.2 shall require an approved automatic fire sprinkler system.

> **Exceptions:** (1) One and two-family dwellings and manufactured homes; and (2) additions to occupancies equating fifteen (15) percent or less of total floor area. Fire sprinkler requirements for these occupancies shall be determined based on California Fire Code Table B105.1 – Minimum Required Fire Flow For Buildings.

22) Add new subsection 907.2.11.7, Smoke and carbon monoxide alarms, to read as follows.

907.2.11.7 Smoke and carbon monoxide alarms. Upon sale of any residential dwelling and factory-built housing, the seller shall have installed therein, permanently wired or battery powered approved detectors of products of combustion other than heat only and carbon monoxide commonly known as "smoke detectors." The smoke and carbon monoxide alarms are required to be State Fire Marshal approved and listed. The seller must obtain certification from the Palm Springs Fire Department of the installation and proper operation prior to close of sale of property. Smoke and carbon monoxide alarms shall be maintained as originally approved at the time of construction, or remodel.

23) Amend subsection 907.2.13, High-rise buildings, to read as follows:

907.2.13 High-rise buildings. High-rise buildings and buildings having occupied floors located more than 60 feet above the lowest level of fire department vehicle access shall be provided with an automatic smoke detection system in accordance with 907.2.13.1 and emergency voice/alarm communication systems in accordance with Section 907.5.2.2.

24) Amend subsection 907.2.19, Deep underground buildings, to read as follows:

907.2.19 Deep underground buildings. All underground buildings shall be equipped throughout with a manual fire alarm system, including an emergency voice/alarm communication system installed in accordance with Section 907.5.2.2.

25) Subsection 1207.1, Scope, is amended to read as follows:

1207.1 Purpose and Scope. The purpose of this section is to establish uniform minimum noise insulation performance standards to protect persons within hotels, motels, dormitories, apartment houses, attached dwellings, and those detached single-family dwellings located within the airport 'N' zone overlay from the effects of excessive noise, including, but not limited to, hearing loss or impairment and interference with speech and sleep.

26) Amend subsection 1509.1, General, to read as follows:

1509.1 General. The provisions of this section shall govern the construction of rooftop structures. All rooftop equipment, unless exempted by the Building Official, shall be provided with an approved six (6) inch high platform equipped with a sheet metal cover. Design of the platform shall be as per City detail or approved equal.

27) Add new subsection J101, Building official, to Appendix J, Grading, to read as follows:

J101 Building official. For the purpose of administration and enforcement of this Appendix Chapter, Grading, the building official shall mean the director of public works or his or her designated representative.

28) Add new subsection J104.1.1, Grading designation, to Appendix J, Grading, to read as follows:

J104.1.1 Grading designation. Grading in excess of 2,000 cubic yards shall be performed in accordance with an approved grading plan prepared

by a civil engineer, and shall be designated as "engineered grading". Grading involving less than 2,000 but more than 50 cubic yards shall be performed in accordance with an approved grading plan prepared by an appropriate design professional as allowed by the building official, and shall be designated "regular grading" unless the permittee chooses to have the grading performed as engineered grading, or the building official determines that special conditions or unusual hazards exist, in which case grading shall conform to the requirements for engineered grading. Grading involving less than 50 cubic yards shall be exempt from the requirements for a grading plan, unless determined otherwise by the building official, in which case grading shall conform to the requirements for regular grading.

Exception: Grading in excess of 2,000 cubic yards which is primarily of a landscaping and "fine grading" nature, where no flood hazard is present, may be designated "regular grading" at the discretion of the building official.

29) Amend subsection J104.2, Site plan requirements' by adding text after the first paragraph of the subsection to read as follows:

Dust Control. An effective means of dust control, which shall include provisions or adequate watering during the grading provisions for adequate watering during the grading process and provision for continuance of dust control after grading, until such time that the graded surface presents sufficient protective cover against wind or water erosion so that special dust control measures are no longer necessary.

Engineered Grading Requirements. An application for a grading permit shall be accompanied by two sets of plans and specifications, and a soils report meeting the requirements of Section J104.3. The plans and specifications shall be prepared and signed by an individual licensed to practice as a civil engineer by the California Board of Professional Engineers and Land Surveyors.

Specifications, when required, shall contain information covering construction and material requirements.

Plans shall be drawn to scale and shall be of sufficient clarity to indicate the nature and extent of the work proposed and show in detail that they will conform to the provisions of this code and all relevant laws, ordinances, rules, and regulations. The first sheet of each set of plans shall give the location of the work, the name and address of the owners, and the person by whom they were prepared.

The plans shall include the following information:

1. General vicinity of the proposed site.

2. Property limits and accurate contours of existing ground and details of terrain and area drainage.

3. Limiting dimensions, elevations or finish contours to be achieved by the grading, and proposed drainage channels and related construction.

4. Detailed plans of all surface and subsurface drainage devices, walls, cribbing, dams and other protective devices to be constructed with, or as a part of, the proposed work, together with a hydrology study including a map showing the drainage area and the calculations of the estimated stormwater runoff of the area served by any drains.

5. Location of any buildings or structures on the property where the work is to be performed and the location of any buildings or structures on land of adjacent owners that are within 15 feet of the property or that may be affected by the proposed grading operations.

6. Recommendations included in the soils report shall be incorporated in the grading plans or specifications. When approved by the building official, specific recommendations contained in the soils report, which are applicable to grading, may be included by reference.
7. The dates of the soils report together with the names, addresses and phone numbers of the firms or individuals who prepared the report.

Regular Grading Requirements. An application for a grading permit shall be accompanied by two sets of plans and specifications, and a soils report meeting the requirements of Section J104.3. The plans and specifications shall be prepared and signed by an individual appropriately licensed to practice civil engineering, architecture, or a similar field by the state of California, with experience preparing grading plans, or as allowed by the building official.

Plans and specifications for regular grading shall conform to the requirements for engineered grading; however, particular requirements may be waived at the discretion of the building official given the particular nature of proposed grading designated as "regular grading."

Exception: Grading in excess of 2,000 cubic yards which is primarily of a landscaping and "fine grading" nature, where no flood

hazard is present, may be termed "regular grading" at the discretion of the Building Official.

SECTION 5. Section 8.04.016 of the Palm Springs Municipal Code is hereby amended and restated to read as follows:

8.04.016 California Residential Code—Adopted.

That certain document, a copy of which is on file in the office of the City Clerk, being marked and designated as the 2013 California Residential Code, California Code of Regulations Title 24, Part 2.5, including appendix H, and all tables and indices thereto, except as hereinafter modified, is hereby adopted by reference as the Palm Springs Residential Code pursuant to Section 50022.1 et seq. of the California Government Code.

SECTION 6. Section 8.04.017 of the Palm Springs Municipal Code is hereby amended and restated to read as follows:

8.04.017 California Residential Code—Additions, Amendments and Deletions.

The California Residential Code adopted herein by reference is hereby modified by the following additions, amendments and deletions:

1) Chapter 1, Division II – Administration is deleted in entirety and replaced with the following:

DIVISION II – ADMINISTRATION

SECTION R101 – GENERAL

The administrative and enforcement provisions of this Code shall be as listed in the Palm Springs Building Administrative Code.

2) Add new subsection R313.1.2, Townhouse increased square footage, to read as follows:

R313.1.2 Townhouse increased square footage. Any existing building or structure undergoing construction or alteration which adds square footage exceeding the total area as prescribed in sections 903.2 and 903.6.1 of the Fire Code shall require an approved automatic fire sprinkler system.

Exceptions: (1) One and two-family dwellings and manufactured

homes; and (2) additions to occupancies equating to fifteen (15) percent or less of total floor area. Fire sprinkler requirements for these occupancies shall be determined based on California Fire Code Table B105.1 – Minimum Required Fire Flow For Buildings.

3) Add new subsection R313.2.2, Increased square footage, to read as follows:

R313.2.2 Increased square footage. Any existing building or structure undergoing construction or alteration which adds square footage exceeding the total area as prescribed in sections 903.2 and 903.6.1 of the Fire Code shall require an approved automatic fire sprinkler system.

Exceptions: (1) One and two-family dwellings and manufactured homes; and (2) additions to occupancies equating to fifteen (15) percent or less of total floor area. Fire sprinkler requirements for these occupancies shall be determined based on California Fire Code Table B105.1 – Minimum Required Fire Flow For Buildings.

4) Amend subsection R801.2, Requirements, by adding a new paragraph at the end of the subsection to read as follows:

All rooftop equipment unless exempt by the Building Official, shall be provided with an approved six inch high platform equipped with a sheet metal cover. Design of the platform shall be as per City detail or approved equal.

SECTION 7. Section 8.04.020 of the Palm Springs Municipal Code is amended and restated to read as follows:

8.04.020 California Mechanical Code—Adopted.

That certain document, a copy of which is on file in the office of the City Clerk, being marked and designated as the 2013 California Mechanical Code, California Code of Regulations Title 24, Part 4, including all tables and indices thereto, except as hereinafter modified, is hereby adopted by reference as the Palm Springs Mechanical Code pursuant to Section 50022.1 et seq. of the California Government Code.

SECTION 8. Section 8.04.021 of the Palm Springs Municipal Code is hereby amended and restated to read as follows:

Section 8.04.021 California Mechanical Code—Additions, Amendments and Deletions.

The California Mechanical Code adopted herein by reference is hereby modified by the following additions, amendments and deletions:

1) Chapter 1, Division II – Administration is deleted in entirety and replaced with the following:

DIVISION II – ADMINISTRATION

SECTION 101 – GENERAL

The administrative and enforcement provisions of this Code shall be as listed in the Palm Springs Building Administrative Code.

SECTION 9. Section 8.04.030 of the Palm Springs Municipal Code is hereby amended and restated to read as follows:

8.04.030 California Plumbing Code—Adopted.

That certain document, a copy of which is on file in the office of the City Clerk, being marked and designated as the 2013 California Plumbing Code, California Code of Regulations Title 24, Part 5, including Appendices A, B, D, G, I and K, and all tables and indices thereto, except as hereinafter modified, is hereby adopted by reference as the Palm Springs Plumbing Code of pursuant to Section 50022.1 et seq. of the California Government Code.

SECTION 10. Section 8.04.031 of the Palm Springs Municipal Code is hereby amended and restated to read as follows:

8.04.031 California Plumbing Code—Additions, Amendments and Deletions.

The California Plumbing Code adopted herein by reference is hereby modified by the following additions, amendments and deletions:

1) Chapter 1, Division II – Administration is deleted in entirety and replaced with the following:

DIVISION II – ADMINISTRATION

SECTION 101 – GENERAL

The administrative and enforcement provisions of this Code shall be as listed in the Palm Springs Building Administrative Code.

SECTION 11. Section 8.04.035 of the Palm Springs Municipal Code his hereby amended and restated to read as follows:

8.04.035 International Property Maintenance Code—Adopted.

That certain document, a copy of which is on file in the office of the City Clerk, being marked and designated as the 2012 International Property Maintenance Code, including all appendices, tables and indices thereto, is hereby adopted by reference as the Palm Springs Property Maintenance Code pursuant to Section 50022.1 et seq. of the California Government Code.

SECTION 12. Section 8.04.040 of the Palm Springs Municipal Code is hereby amended and restated to read as follows:

8.04.040 California Existing Building Code—Adopted.

That certain document, a copy of which is on file in the office of the City Clerk, being marked and designated as the 2013 California Existing Building Code, California Code of Regulations, Title 24, Part 10, is hereby adopted by reference as the Palm Springs Existing Building Code pursuant to Section 50022.1 et seq. of the California Government Code.

SECTION 13. Section 8.04.045 is hereby added to the Palm Springs municipal Code to read as follows:

8.04.045 California Historic Building Code—Adopted.

That certain document, a copy of which is on file in the office of the City Clerk, being marked and designated as the California Historic Building Code, California Code of Regulations Title 24, Part 8, and including Appendix A, and all tables and indices thereto, is hereby adopted by reference as the Palm Springs Historic Building Code pursuant to Section 50022.1 et seq. of the California Government Code.

SECTION 14. Section 8.04.050 of the Palm Springs Municipal Code is hereby amended and restated to read as follows:

08.04.050 California Electrical Code—Adopted.

That certain document, a copy of which is on file with the office of the City Clerk, being marked and designated as the 2013 California Electrical Code, California Code of Regulations Title 24, Part 3, including all appendices, tables and indices

thereto except as amended herein, is hereby adopted by reference as the Palm Springs Electrical Code pursuant to Section 50022.1 et seq. of the California Government Code.

SECTION 15. Section 08.04.055 of the Palm Springs Municipal Code is hereby amended and restated to read as follows:

08.04.055 California Electrical Code—Additions, Amendments and Deletions.

The California Electrical Code adopted herein by reference is hereby modified by the following additions, amendments and deletions:

1) Add new Section 89.115 to read as follows:

SECTION 89.115 ADMINISTRATION.

89.115.1 General. The administrative and enforcement provisions of this Code shall be as listed in the Palm Springs Building Administrative Code.

2) Add new item (1) following subsection 90-8(A) to read as follows:

(1) Provisions for Future Solar PV Energy Systems. A one-inch diameter electrical conduit shall be provided for installation of future solar PV energy systems. The one-inch diameter electrical conduit shall extend from the exterior wall location adjacent to the main electrical service panel and terminate into the attic space. At each location, the conduit shall terminate at a two-gang, electric junction box. Three open spaces shall be provided at the bottom of the buss to accommodate future solar PV systems.

3) Amend subsection 230.79(C), One-family Dwellings, to read as follows:

(C) One–family Dwellings. For a one-family dwelling, the service disconnecting means shall have a rating of not less than 200 amperes, 3-wire, with a minimum 225 amp buss.

4) Add new subsection 310.10(I), Ambient Temperature in Exposed Attic or Unconditioned Spaces, to read as follows:

(l) **Ambient Temperature in Exposed Attic or Unconditioned Spaces.**_Where NM, NMC, NMS and other cables, conductors and wiring methods listed in Chapter 3 are installed in an attic that is exposed to outside temperatures, or in unconditioned spaces, the ambient temperature shall be considered to exceed 140°F.

SECTION 16. Section 8.04.065 of the Palm Springs Municipal Code is hereby amended and restated to read as follows:

08.04.065 California Energy Code—Adopted.

That certain document, a copy of which is on file with the office of the City Clerk, being marked and designated as the 2013 California Energy Code, California Code of Regulations Title 24, Part 6, including all appendices, tables and indices thereto, is hereby adopted by reference as the Palm Springs Energy Code, pursuant to Section 50022.1 et seq. of the California Government Code.

SECTION 17. Section 08.04.070 of the Palm Springs Municipal Code is hereby amended and restated to read as follows:

08.04.070 California Green Building Standards Code—Adopted.

That certain document, a copy of which is on file with the office of the City Clerk, being marked and designated as the 2013 California Green Building Standards Code, California Code of Regulations Title 24, Part 11, including all appendices, tables and indices thereto, is hereby adopted by reference as the Palm Springs Green Building Code pursuant to Section 50022.1 et seq. of the California Government Code.

SECTION 18. Section 08.04.072 of the Palm Springs Municipal Code is hereby amended and restated to read as follows:

08.04.072 (Reserved).

SECTION 19. Section 08.04.080 of the Palm Springs Municipal Code is hereby amended and restated to read as follows:

08.04.080 (Reserved).

SECTION 20. Article IV of Chapter 8.04 of the Palm Springs Municipal Code is hereby amended and restated to read:

ARTICLE IV
PALM SPRINGS BUIDLING ADMINISTRATIVE CODE

Section:

SECTION 19. Section 08.04.300 of the Palm Springs Municipal Code is hereby amended and restated to read as follows:

08.04.300 Part 1—Scope and Application.

SECTION 101 - GENERAL

101.1 Title. These regulations shall be known as the Building Administrative Code of the City of Palm Springs, herein referred to as "this Code."

101.2 Scope. The provisions of this Code shall serve as the administrative, organizational, and enforcement rules and regulations for the Palm Springs Building Code, as specified by Section 8.04.005, herein referred to as "the Technical Codes", which regulate the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

101.2.1 Building Code. Any reference to the International Building Code or California Building Code shall mean the Palm Springs Building Code as with amendments (Sections 8.04.010 and 8.04.015). The provisions of the Building Code shall apply to every building or structure or any appurtenances connected or attached to such buildings or structures except as provided for in the Residential Code.

101.2.2 Residential Code. Any reference to the International Residential Code or California Residential Code shall mean the Palm Springs Residential Code as adopted with amendments (Sections 8.04.016 and 8.04.017). The provisions of the Residential Code shall

apply to detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures.

101.2.3 Existing Building Code. Any reference to the International Existing Building Code or California Existing Building Code shall mean the Palm Springs Existing Building Code as adopted (Section 8.04.040). The provisions of the Existing Building Code shall apply to the repair, alteration, change of occupancy, and addition of existing buildings.

101.2.4 Energy Code. Any reference to the California Energy Code shall mean the Palm Springs Energy Code as adopted with amendments (Section 8.04.065) and shall apply to all matters governing the design and construction of commercial and residential buildings for energy efficiency.

101.2.5 Plumbing and Fuel Gas Code. Any reference to the California Plumbing or Fuel Gas Code shall mean the Palm Springs Plumbing Code as adopted with amendments (Sections 8.04.030 and 8.04.031). The provisions of the Plumbing Code shall apply as follows:

1. The erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of plumbing systems within this jurisdiction, and outside this jurisdiction if the same are connected to the city water or sewage systems.

2. Regulation of nonflammable medical gas, inhalation anesthetic, vacuum piping, nonmedical oxygen systems and sanitary and condensate vacuum collection systems.

3. The installation of fuel-gas piping systems, fuel gas appliances, gaseous hydrogen systems and related accessories.

4. Coverage of fuel gas piping systems shall extend from the point of delivery to the outlet of the appliance shutoff valves. Piping system requirements shall include design, materials, components, fabrication, assembly, installation, testing, inspection, operation and maintenance.

5. Requirements for gas appliances and related accessories shall include installation, combustion and ventilation air and venting and connections to piping systems.

101.2.6 Mechanical Code. Any reference to the California

Mechanical Code shall mean the Palm Springs Mechanical Code as adopted with amendments (Sections 8.04.020 and 8.04.021) and shall apply to the design, installation, maintenance, alteration and inspection of mechanical systems that are permanently installed and utilized to provide control of environmental conditions and related processes within buildings

101.2.7 Electrical. Any reference to NFPA 70, the California Electrical Code or Appendix K shall mean the Palm Springs Electrical Code as adopted with amendments (Sections 8.04.050 and 8.04.04.055) and shall regulate:

1. The design, construction, installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of electrical systems, electrical conductors, electrical equipment, signaling and communications conductors and equipment, and fiber optic cables and raceways.

2. The installation and alteration of electrical equipment, which shall include electrical conductors, fittings, devices, signs, sign primaries, fixtures, motors, generators, starters, controls, raceways and that part of elevator installations consisting of signal systems, fans, electrical lighting fixtures, illuminated thresholds, feeder conductor and raceways to motor and generator disconnect switches and controllers and all electrical installations in connection with interlocking devices, other than on automatic elevators, located within or on public and private buildings and premises, except as excluded by paragraph (b) below.

3. Registration and licensing of those persons who will install or maintain such electrical equipment.

101.2.8 Property Maintenance. Any reference to the International Property Maintenance Code shall mean the provisions of the Building Code, the Fire Code and the Palm Springs Property Maintenance Code that apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

The provisions of the Technical Codes shall also apply to usage of the surrounding site and access to and from the building, structure or site, as necessary to achieve code compliance,

101.3 Intent. The purpose of this Code is to provide the administrative rules and regulations for the administration and enforcement of the technical

construction codes adopted by the City of Palm Springs.

The purpose of the Technical Codes is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress, stability , sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations.

SECTION 102 - APPLICABILITY

102.1 General. Where there is a conflict between a general requirement and a specific requirement of the Technical Codes, the specific requirement shall be applicable. Where, in any specific case, different sections of the Technical Codes specify different materials, methods of construction or other requirements, the most restrictive shall govern.

102.2 Other laws. The provisions of this Code and the Technical Codes shall not be deemed to nullify any provisions of local, state or federal law.

102.3 Application of references. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this Code.

102.4 Technical construction codes and standards. Other codes and standards referenced within the Technical Codes shall be a part of the Technical Codes as adopted by the City of Palm Springs.

102.4.1 Amendments. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well.

102.5 Partial invalidity. In the event that any part or provision of this Code or the Technical Codes is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

102.6 Existing structures. The legal occupancy of any structure existing on the date of adoption of this Code shall be permitted to continue without change, except as is specifically covered in the Technical Codes, the International Property Maintenance Code or the International Fire Code, or as is deemed necessary by the Building Official for the general safety and welfare of the occupants and the public.

Except as otherwise provided for in this chapter, plumbing, mechanical and electrical systems and equipment lawfully in existence at the time of the adoption of the Technical Codes may have their use, maintenance or repair

continued if the use, maintenance or repair is in accordance with the original design, if no hazard to life, health or property has been created by such systems and equipment, and if the electrical system and equipment are maintained in good repair.

102.7 Maintenance. Electrical, plumbing, and mechanical systems, equipment, materials and appurtenances, both existing and new, and parts thereof shall be maintained in proper operating condition in accordance with the original design and in a safe, sanitary, and hazard-free condition. Devices or safeguards that are required by the Technical Codes shall be maintained in compliance with the code edition under which installed. The owner or the owner's designated agent shall be responsible for the maintenance of the installed systems and equipment. To determine compliance with this provision, the code official shall have the authority to require that the installed systems and equipment be re-inspected.

102.8 Alteration and repair of systems. Alterations, renovations and repairs to electrical, plumbing and mechanical systems shall conform to the requirements for new systems and equipment without requiring that the existing unmodified systems or equipment comply with all of the requirements of *the Technical Codes*. Alterations, renovations and repairs shall not cause existing systems or equipment to become unsafe, hazardous or overloaded.

102.9 Historic buildings. Unless specifically required, the provisions of the Technical Codes relating to the construction, alteration, repair, enlargement, restoration, relocation or moving of buildings or structures shall not be mandatory for existing buildings or structures identified and classified by the state or local jurisdiction as historic buildings when such buildings or structures are judged by the code official to be safe and in the public interest of health, safety and welfare regarding any proposed construction, alteration, repair, enlargement, restoration, relocation or moving of buildings.

> **Exception:** Buildings undergoing a change of occupancy shall comply with the applicable provisions of the *Technical Codes*.

SECTION 20. Section 08.04.310 of the Palm Springs Municipal Code is hereby amended and restated to read as follows:

8.04.310 Part 2—Administration and Enforcement.

SECTION 103 - DEPARTMENT OF BUILDING AND SAFETY

103.1 Creation of enforcement agency. The Building and Safety Department is hereby created as specified in the City Code and shall be referred to as "the department."

Primary enforcement of the provisions of this Code and the Technical Codes shall rest with the department as specified under the duties and powers of the Building Official.

The provisions of this Code and the Technical Codes may be enforced by other code enforcement divisions of this city but interpretation authority shall be retained by the Director of Building and Safety hereafter referred to as the "Building Official".

103.2 Appointment. The Building Official shall be appointed as specified in the City Code.

103.3 Deputies. In accordance with prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the Building Official shall have the authority to appoint a deputy, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the Building Official.

103.3.1 Restriction of employees. An official or employee connected with the enforcement of the Technical Codes shall not be engaged in or directly or indirectly connected with the furnishing of labor, materials or appliances for the construction, alteration or maintenance of a building; and such officer or employee shall not engage in any work that conflicts with official duties or with the interests of the department.

SECTION 104 - DUTIES AND POWERS OF BUILDING OFFICIAL

104.1 General. The Building Official is hereby authorized and directed to enforce the provisions of this Code and the Technical Codes. The Building Official shall have the authority to render interpretations of all adopted codes and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this Code and the Technical Codes. Such policies and procedures shall not have the effect of waiving any specific code requirement.

104.2 Applications and permits. The Building Official shall receive applications, review construction documents and issue permits for the erection, and alteration, demolition and moving of buildings and structures, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this Code and the Technical Codes.

104.3 Notices and orders. The Building Official shall issue all necessary notices or orders to ensure compliance with this Code and the Technical Codes.

104.4 Inspections. The Building Official shall make all of the required inspections, or the Building Official shall have the authority to accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The Building Official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.

104.5 Identification. The Building Official shall carry proper identification when inspecting structures or premises in the performance of duties under this Code.

104.6 Right of entry. Where it is necessary to make an inspection to enforce the provisions of the Technical Codes, or where the Building Official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of the Technical Codes which makes the structure or premises unsafe, dangerous or hazardous, the Building Official or designee is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code or the Technical Codes, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises be unoccupied, the Building Official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the Building Official shall have recourse to the remedies provided by law to secure entry.

An application for a permit shall be considered as permission from an authorized representative to inspect the premises.

It shall be unlawful for any person to hinder or interfere with the Building Official or his designees in the discharge of their duties under this Code.

104.7 Department records. The department shall keep official records of applications received, permits and certificates issued, fees collected, reports of inspections, and notices and orders issued. Such records shall be retained in the official records for the period required for retention of public records.

104.8 Liability. The Building Official, member of the board of appeals or employee charged with the enforcement of this Code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this Code or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this Code shall be

defended by legal representative of the jurisdiction until the final termination of the proceedings. The Building Official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this Code. Any judgment resulting there-from shall be assumed by this jurisdiction.

104.8.1 The liability exemption and defense protection provided in this section are not extended to contracted inspection or plan review companies, or their employees, agents or assignees.

104.9 Approved materials and equipment. Materials, equipment and devices approved by the Building Official shall be constructed and installed in accordance with such approval.

104.9.1 Used materials and equipment. The use of used materials which meet the requirements of this Code for new materials is permitted. Used equipment and devices shall not be reused unless approved by the Building Official.

104.10 Modifications. Wherever there are practical difficulties involved in carrying out the provisions of the Technical Codes, the Building Official shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the Building Official shall first find that special individual reason makes the strict letter of the Technical Codes impractical and the modification is in compliance with the intent and purpose of the Technical Codes and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of any action granting modifications shall be recorded and entered in the files of the Department.

104.11 Alternative materials, design and methods of construction and equipment. The provisions of the Technical Codes are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by the Technical Codes, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved where the Building Official finds that the proposed design is satisfactory and complies with the intent of the provisions of the Technical Codes, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in the Technical Codes in quality, strength, effectiveness, fire resistance, durability and safety.

104.11.1 Research reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in the Technical Codes shall consist of valid research reports from approved sources.

104.11.2 Tests. Whenever there is insufficient evidence of compliance with the provisions of the Technical Codes, or evidence that a material or method does not conform to the requirements of the Technical Codes , or in order to substantiate claims for alternative materials or methods, the Building Official shall have the authority to require tests as evidence of compliance to be made at no expense to this jurisdiction. Test methods shall be as specified in the Technical Codes or by other recognized test standards. In the absence of recognized and accepted test methods, the Building Official shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the Building Official for the period required for retention of public records.

SECTION 105 - PERMITS

105.1 Required. Any owner, individual, contractor or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Technical Codes , or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit.

A separate permit shall be obtained for each building or structure unless otherwise authorized by the Building Official.

105.1.2 Glass replacement. Replacement of a window frame or sash shall require a permit and comply with the applicable provisions of the Energy Code, and the Technical Codes.

105.2 Work exempt from permit. Exemptions from permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of the Technical Codes or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet.

2. Painting, papering, tiling, carpeting, counter top replacement, and similar finish work.

3. Swings and other playground equipment accessory to a detached one- and two-family dwellings.

4. Non-fixed and movable fixtures, cases, racks, counters and partitions not over five (5) feet nine (9) inches (1753 mm) in height.

Electrical:

1. Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when that cord or cable is permitted by this Code.

2. Replacement or repair of overcurrent devices of the required capacity in the same location.

3. Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.

4. Taping joints.

5. Removal of electrical wiring.

6. Temporary wiring for experimental purposes in suitable experimental laboratories.

7. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.

8. Low-energy power, control and signal circuits of Classes II and III as defined in this Code.

9. Electrical maintenance work, to include the replacement of equipment electrical cords and plug ends, switches, outlets, ballasts and lighting fixtures where not in conflict with provision of the Palm Springs Energy Code.

Mechanical:

1. Portable heating appliances;

2. Portable ventilation appliances and equipment.

3. Portable cooling units.

4. The replacement of any minor part that does not alter the approval of equipment or an appliance or make such equipment or appliance unsafe.

5. Portable evaporative coolers.

6. Self-contained refrigeration systems that contain ten (10) pounds (4.5 kg) or less of refrigerant, or that are actuated by motors of one (1) horsepower (0.75 kW) or less.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this Code.

2. The clearing of stoppages in drains, soil, waste and vent piping or the repairing of leaks in pipes, valves or fixtures.

3. Removal and reinstallation of exposed traps; replacement of valves, nipples to sinks and lavatories; replacement of plumbing fixtures, water closets, garbage disposals, dishwashers, clothes washers and similar appliances, provided that in all cases such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

Exception: Replacement of water heaters, shower pans and bathtubs shall require a permit.

4. Any portable fuel gas heating, cooking or clothes drying appliance.

5. Replacement of any minor component of a fuel gas appliance or equipment that does not alter approval of such appliance or equipment or make such appliance or equipment unsafe.

105.2.1 Emergency repairs. Where repairs and equipment replacements must be performed in an emergency situation, the permit

application shall be submitted within the next business day to the Building Official.

105.2.2 Repairs. Application or notice to the Building Official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

105.2.3 Public service agencies. A permit shall not be required for work located primarily in a public way, public utility towers and poles, and hydraulic floor control structures that is under the ownership and control of public service agencies or government agency by established right and not specifically regulated in the Technical Codes.

105.3 Application for Permit. To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the department for that purpose. Such application which shall:

1. Identify and describe the work to be covered by the permit for which application is made.

2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and locate the proposed building or work.

3. Indicate the use and occupancy for which the proposed work is intended.

4. Be accompanied by construction documents and other information as required in Section 107.

5. State the valuation of the proposed work.

6. Be signed by the applicant, or the applicant's authorized agent.

7. Give such other data and information as required by the Building Official.

When permits are restricted to licensed and/or registered individuals as required by this or other codes and ordinances, permits shall only be issued to those individuals as specified in this Code and the Technical Codes.

105.3.1 Action on application. The Building Official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, the Building Official shall reject such application in writing, stating the reasons therefore. If the Building Official is satisfied that the proposed work conforms to the requirements of the Technical Code, laws and ordinances applicable thereto, the Building Official shall issue a permit as soon as practicable.

105.3.2 Expiration of plan review. Applications for which no permit is issued within three hundred sixty five (365) days following the date of application shall expire by limitation, and construction documents and other data submitted for review may thereafter be returned to the applicant or destroyed by the Building Official.

If the applicant submits a request for extension before the expiration date, showing that circumstances beyond the control of the applicant have prevented action from being taken, the Building Official may extend the time for a period not exceeding one hundred eighty (180) days. No application shall be extended more than once.

If the applicant submits a request for extension after the expiration date, the applicant shall resubmit plans and pay a new plan review fee. The application shall be subject to any new adopted laws, ordinances and regulations that became effective since the original application date.

105.4 Validity of permit. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the Technical Codes or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of the Technical Codes or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the Building Official from requiring the correction of errors in the construction documents and other data. The Building Official is also authorized to prevent occupancy or use of a structure where in violation of this Code, the Technical Codes or of any other ordinances of this jurisdiction.

105.5 Expiration. Every permit issued shall become invalid after 180 days unless a required inspection has been approved. Furthermore, permits expire when more than 180 days has elapsed from the date of the last approved required inspection.

Where a permit has expired, a new permit shall be required, and the reactivation fee shall be one-half (½) the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such expiration has not exceeded one (1) year.

> **Exception:** Permits related to code enforcement action may set for expiration dates of less than 180 days and is subject to the discretion of the Building Official.

105.5.1 Permit Extension. The Building Official is authorized to grant a onetime permit extension for a permit not to exceed 180 days.

105.6 Suspension or revocation. The Building Official is authorized to suspend or revoke a permit issued under the provisions of this Code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this Code or the Technical Codes.

105.7 Responsibility. It shall be the duty of every person who performs work for the installation or repair of building, structure, electrical, gas, mechanical or plumbing systems, for which this Code is applicable, to comply with this Code and the Technical Codes.

105.8 Preliminary inspection. Before issuing a permit, the Building Official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

105.9 Permit issuance restrictions. It is unlawful to issue a permit for electrical, mechanical, or plumbing work, on other than R-3 occupancies, to anyone other than a California licensed contractor.

SECTION 106 - FLOOR AND ROOF DESIGN LOADS

106.1 Restrictions on loading. It shall be unlawful to place, or cause or permit to be placed, on any floor or roof of a building, structure or portion thereof, a load greater than is permitted by the Technical Codes.

SECTION 107 – SUBMITTAL DOCUMENTS

107.1 General. Submittal documents consisting of construction

documents and other data shall be submitted in three (3) or more sets with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the State of California.

The Building Official may require plans, computations and specifications to be prepared and designed by an engineer or architect licensed by the State of California to practice as such even if not required by state law.

107.2 Construction documents. Construction documents shall be in accordance with Section 107.2.1 through 107.2.9.

107.2.1 Information on construction documents. Construction documents shall be dimensioned and drawn upon suitable material. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of the Technical Codes and relevant laws, ordinances, rules and regulations, as determined by the Building Official. Plans and specifications shall be drawn to scale.

Plans, specifications, engineering calculations, diagrams, soil investigation reports, special inspection and structural observation programs and other data shall constitute the submittal documents and shall be submitted in one or more sets with each application for a permit.

107.2.2 Site plans. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The Building Official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.

107.2.2.1 Design flood elevations. Where design flood elevations are not specified, they shall be established in accordance with Section 1612.1 of the Building Code.

107.2.3 Means of egress. The construction documents shall show in sufficient detail the location, construction, size and character of all portions of the means of egress in compliance with the provisions of the technical codes. In other than occupancies in Groups R-2, R-3, and I-1, the construction documents shall designate the number of occupants to be

accommodated on every floor, and in all rooms and spaces.

107.2.4 Exterior wall envelope. Construction documents for all buildings shall describe the exterior wall envelope in sufficient detail to determine compliance with this Code. The construction documents shall provide details of the exterior wall envelope as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves or parapets, means of drainage, water-resistive membrane and details around openings.

The construction documents shall include manufacturer's installation instructions that provide supporting documentation that the proposed penetration and opening details described in the construction documents maintain the weather resistance of the exterior wall envelope. The supporting documentation shall fully describe the exterior wall system which was tested, where applicable, as well as the test procedure used.

107.2.5 Daylight Zones. A duplicate lighting floor plan shall be provided which identifies the various daylight zones required under the Energy Code. Such plan shall identify the lights designated for each zone and how they will be grouped or independently switched.

107.2.6 Electrical. Plans, specifications, engineering calculations, diagrams, and other data shall constitute the submittal documents and shall be submitted in one or more sets with each application for a permit. The plans shall indicate all necessary information to include the following:

1. Calculated loads.

2. Main and feeder sizes.

3. Maximum short circuit current available at each point of application of each protective device used on the project.

4. Electrical panel locations and clearances.

5. Location and type of all electrical components and equipment.

107.2.7 Plumbing. Plans, specifications, engineering calculations, diagrams, and other data shall constitute the submittal documents and shall be submitted in one or more sets with each application for a permit. The plans shall indicate all necessary information to include the following:

1. Location and product information on plumbing fixtures.

2. Size and materials of all water, gas, drainage and vent piping.

3. Drainage and supply pipe sizing calculations.

4. Other information necessary to determine compliance with the Plumbing Code.

107.2.7.1 Engineered Plumbing Systems. The design, documentation, inspection, testing and approval of an alternative engineered design plumbing system shall comply with the following:

1. Design criteria. An alternative engineered design shall conform to the intent of the provisions of the Plumbing Code and shall provide an equivalent level of quality, strength, effectiveness, fire resistance, durability and safety. Material, equipment or components shall be designed and installed in accordance with the manufacturer's installation instructions.

2. Submittal. The registered design professional shall indicate on the permit application that the plumbing system is an alternative engineered design. The permit and permanent permit records shall indicate that an alternative engineered design was part of the approved installation.

3. Technical data. The registered design professional shall submit sufficient technical data to substantiate the proposed alternative engineered design and to prove that the performance meets the intent of the Plumbing Code.

107.2.8 Mechanical. Plans, specifications, engineering calculations, diagrams, and other data shall constitute the submittal documents and shall be submitted in one or more sets with each application for a permit. The plans shall indicate all necessary information to include the following:

1. Location and product information on all mechanical equipment.

2. Size and materials of all gas lines and venting.

3. Other information necessary to determine compliance with the Palm Springs Mechanical Code.

107.2.9 Manufacturer's installation instruction. Manufacturer's installation instructions, as required by this Code, shall be available on the

job site at the time of inspection.

107.3 Examination of documents. The Building Official shall examine or cause to be examined the accompanying submittal documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of the Technical Codes and other pertinent laws or ordinances.

Such plans may be reviewed by other departments of this jurisdiction to verify compliance with any applicable laws under their jurisdiction. If the Building Official finds that the work described in an application for a permit and the plans, specifications and other data filed therewith conform to the requirements of the Technical Codes and other pertinent laws and ordinances, and that the fees specified in Section 109 have been paid, the Building Official shall issue a permit therefore to the applicant.

107.3.1 Approval of construction documents. When the Building Official issues a permit, the construction documents shall be approved, in writing or by stamp, as "APPROVED." One (1) set of construction documents so reviewed shall be retained by the Building Official. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the Building Official or a duly authorized representative.

107.3.2 Previous approvals. This Code shall not require changes in the construction documents, construction or designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within one hundred eighty (180) days after the effective date of the Technical Codes and has not been abandoned.

107.3.3 Phased approval. The Building Official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of the Technical Codes. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted.

107.4 Design professional in responsible charge.

107.4.1 General. When it is required that documents be prepared by a registered design professional, the Building Official shall be authorized to require the owner to engage and designate on the building

permit application a registered design professional who shall act as the registered design professional in responsible charge. If the circumstances require, the owner shall designate a substitute registered design professional in responsible charge who shall perform the duties required of the original registered design professional in responsible charge. The Building Official shall be notified in writing by the owner if the registered design professional in responsible charge is changed or is unable to continue to perform the duties.

The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.

107.4.2 Deferred submittals. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the Building Official within a specified period. Deferral of any submittal items shall have the prior approval of the Building Official.

107.5 Amended construction documents. Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.

107.6 Retention of construction documents. One (1) set of approved construction documents shall be retained by the Building Official as prescribed by local and state law.

107.7 Residential master plans. All Master Plans on file with the department expire with the adoption of newer code editions. Unexpired, active permits may continue to utilize the master plans that were in effect at the time of permit issuance.

SECTION 108 - TEMPORARY STRUCTURES AND USES

108.1 General. The Building Official is authorized to issue a permit for temporary structures, and temporary uses. Such permit shall be limited as to time of service, but shall not be permitted for more than one hundred eighty (180) days. The Building Official is authorized to grant extensions for up to 24 additional months.

108.2 Conformance. Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation, energy and sanitary requirements of the Technical Codes, as deemed

appropriate by the Building Official and Fire Chief, as necessary to ensure the public health, safety and general welfare.

108.3 Temporary power. The Building Official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in the Electrical Code.

108.4 Termination of approval. The Building Official is authorized to terminate such permit for a temporary structure or use or power and to order the temporary structure or use or power to be discontinued.

SECTION 109 - FEES

109.1 Payment of fees. A permit shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

109.2 Schedule of permit fees. Fees shall be assessed in accordance with the provisions of this section or shall be as set forth in the fee schedule adopted by the jurisdiction.

109.2.1 Re-inspections. A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. This section is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of the Technical Codes, but as controlling the practice of calling for inspections before the job is ready for such inspection or re-inspection.

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

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

109.2.6 Change of record. Any request for a record change, or any mistake made by an applicant that requires a record change, including but not limited to name or address changes, whether computer or paper

record, must be requested in writing with the payment of a Permit Issuance Administrative Fee.

Exceptions: For record changes that affect the permit fee, such as adding equipment, fixtures or square footage, the Building Official may require a separate permit for the extra items with the appropriate fee.

109.2.7 Plan review fees. When a plan or other data are submitted for review, a non-refundable plan review fee shall be paid at the time of application. Said plan review fee shall be as specified in the City of Palm Springs Comprehensive Fee Schedule.

Where plans are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged at the rate specified in the City of Palm Springs Comprehensive Fee Schedule. The fee, including the minimum, shall be charged at each request for additional review.

109.3 Building permit valuations. The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. Final building permit valuation shall be set by the Building Official.

109.4 Investigation fees: Work without a permit.

109.4.1 Investigation. Whenever any work for which a permit is required by this Code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.

Exceptions: This provision shall not apply to emergency work when it shall be proved to the satisfaction of the Building Official that such work was urgently necessary and that it was not practical to obtain a permit therefore before the commencement of the work. In all cases, a permit must be obtained as soon as it is practical to do so, and if there be an unreasonable delay in obtaining such permit, an investigation fee as herein provided shall be charged.

109.4.2 Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The

investigation fee shall be equal to the amount of the permit fee required by this Code. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this Code or the Technical Codes, nor from any penalty prescribed by law.

109.5 Related fees. The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

109.6 Fee refunds. The Building Official is authorized to establish a refund policy subject to the provisions of the City of Palm Springs Comprehensive Fee Schedule.

Plan review fees, extension and reactivation fees, investigation fees, and application fees are non-refundable. Permit fees shall not be refunded for active permits where an inspection has been performed, or for expired permits.

109.7 Administrative Hold. Any administrative discrepancy including but not limited to, delinquency in payments, returned checks, failure to pay for re-inspection, investigation fees, and failure to comply with any requirements of the City, may result in a hold being placed on issuance of permits and performance of inspections of existing permits until the administrative discrepancy is corrected.

SECTION 110 - INSPECTIONS

110.1 General. Construction or work for which a permit is required shall be subject to inspection by the Building Official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this Code, the Technical Codes or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this Code, the Technical Codes or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the Building Official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

A survey of the lot may be required by the Building Official to verify that the structure is located in accordance with the approved plans.

110.1.1 Permit Documents. Permit documents including the permit card, inspection card, approved plans and other information related

to the issuance of the permit shall be available for review on site at the time of an inspection.

110.2 Preliminary inspection. Before issuing a permit, the Building Official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

110.3 Required Inspections. The Building Official, upon notification, shall make the inspections set forth in Sections 110.3.1 through 110.3.6.5.

110.3.1 Commercial Building Inspections. The minimum inspection requirements for commercial structures are as listed

110.3.1.1 Footing, pier and foundation inspection. Footing, pier and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection.

110.3.1.2 Concrete slab or under-floor inspection. Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

110.3.1.3 Lowest floor elevation. In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification required in Section 1612.5 shall be submitted to the Building Official.

110.3.1.4 Frame inspection. Framing inspections shall be made after the roof deck or sheathing, all framing, fire-blocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved.

110.3.1.5 Insulation inspection. Inspections shall be made to determine compliance with the provisions of the Energy Code Fire and smoke rated assemblies shall not be taped or concealed until inspected and approved.

110.3.1.6 Lath and Drywall inspections. Lath and Drywall inspections shall be performed prior to joints and fasteners being taped and finished.

110.3.1.7 Final inspection. The final inspection shall be made after all work required by the building permit is completed.

110.3.2 Residential Inspections. The minimum inspection requirements for single family residences and duplexes are as listed:

110.3.2.1 Underground inspection. Underground inspection of electrical, mechanical, plumbing and gas systems shall be made after trenches or ditches are excavated and bedded, piping installed, and before any backfill is put in place.

110.3.2.2 Footing, pier and foundation inspection. Inspection of the footing, pier and foundation shall be made after poles or piers are set or trenches or basement areas are excavated and any required forms erected and any required reinforcing steel is in place and supported prior to the placing of concrete. The foundation inspection shall include excavations for thickened slabs intended for the support of bearing walls, partitions, structural supports, or equipment and special requirements for wood foundations.

110.3.2.3 Concrete slab or under-floor inspection. Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

110.3.2.4 Plumbing, mechanical, gas and electrical systems inspection. Rough inspection of plumbing, mechanical, gas and electrical systems shall be made prior to covering or concealment, before fixtures or appliances are set or installed, and prior to framing inspection. When approved by the Building Official, such inspections may be made at the same time as the framing inspection.

110.3.2.5 Frame inspection. Inspection of framing and construction shall be made after the roof deck or sheathing, all framing, fire-stopping, draft-stopping and bracing are in place and pipes, chimneys and vents to be concealed are complete and after the rough plumbing, mechanical and electrical rough inspections are approved.

110.3.2.6 Insulation inspection. Inspections shall be made to determine compliance with the provisions of the Energy Code.

110.3.2.7 Lath and Drywall inspections. Lath and Drywall inspections shall be performed prior to joints and fasteners being taped and finished.

110.3.2.8 Final inspection. Final inspection shall be made after the permitted work is complete and prior to occupancy.

110.3.3 Mechanical Inspections. The minimum inspection requirements for mechanical permits are as listed:

110.3.3.1 Underground. Inspection shall be made after trenches or ditches are excavated and bedded, piping installed, and before any backfill is put in place. When excavated soil contains rocks, broken concrete, frozen chunks and other rubble that would damage or break the piping or cause corrosive action, clean backfill shall be on the job site.

110.3.3.2 Rough-in. Inspection shall be made after the roof, framing, fire blocking, fire stopping, draft stopping and bracing are in place and all ducting and other components to be concealed are complete, and prior to the installation of wall or ceiling membranes.

110.3.3.3 Final. Inspection shall be made after the building is complete and the structure is ready for occupancy.

110.3.4 Plumbing Inspections. The minimum inspection requirements for plumbing permits are as listed:

110.3.4.1 Underground. Inspection shall be made after trenches or ditches are excavated and bedded, piping installed, and before any backfill is put in place. When

excavated soil contains rocks, broken concrete, frozen chunks and other rubble that would damage or break the piping or cause corrosive action, clean backfill shall be on the job site.

110.3.4.2 Rough-in. Inspection shall be made after the roof, framing, fire blocking, fire stopping, draft stopping and bracing is in place and all sanitary, storm and water distribution piping is roughed-in, and prior to the installation of wall or ceiling membranes.

110.3.4.3 Final. Inspection shall be made after the building is complete, all plumbing fixtures are in place and properly connected, and the structure is ready for occupancy.

110.3.5 Electrical. The minimum inspection requirements for electrical permits are as listed:

110.3.5.1 Underground. Inspection shall be made after trenches or ditches are excavated and bedded, piping installed, and before any backfill is put in place. When excavated soil contains rocks, broken concrete, frozen chunks and other rubble that would damage or break the piping or cause corrosive action, clean backfill shall be on the job site.

110.3.5.2 Rough-in. Inspections shall be made after the roof, framing, fire blocking, fire stopping, draft stopping and bracing are in place and all ducting and other components to be concealed are complete, and prior to the installation of wall or ceiling membranes.

110.3.5.3 Final. Inspection shall be made after the building is complete, all electrical systems are in place and properly connected, and the structure is ready for occupancy.

110.3.6 Swimming Pools. The minimum inspection requirements for swimming pool permits are as listed.

110.3.6.1 Pre-Gunite. Inspection shall be made after all pool steal is in place and bonded but prior to application of any gunite.

110.3.6.2 Underground Plumbing, Gas and Electrical. Inspection shall be made after the Pre-Gunite and installation of all underground utilities, but prior to covering any pipes or conduits.

Note: A single Combination Inspection may be performed which includes Pre-Gunite and Underground.

110.3.6.3 Deck Bonding. Inspection shall be made after the pool deck steel is installed and bonded, but prior to pouring any concrete.

110.3.6.4 Encapsulation. Inspection shall be made after the pool is gunited, and the lighting nitch is installed and wired, but prior to the application of plaster or other finishes. All alarms, barriers and other protective measures must be in place.

110.3.6.5 Final. Inspection shall be made after all work has been inspected and complete and the pool is filled with water.

110.3.7 Other inspections. In addition to the inspections specified above, the Building Official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of the Technical Codes and other laws that are enforced by the department.

110.4 Inspection requests. It shall be the duty of the holder of the building permit or their duly authorized agent to notify the Building Official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by code. The person doing the work authorized by the permit shall make sure that the work will stand tests prescribed elsewhere in this Code and the Technical Codes, before giving the above notification.

110.5 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the Building Official. The Building Official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with the Technical Codes. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the Building Official.

110.5.1 Covered work. Any work covered or concealed without inspection shall be considered to constitute an unsafe structure and subject to the corrective provisions of Section 116. Such consideration as an unsafe structure shall exist every day until the work is inspected and

approved as being in compliance with the Technical Codes. Inspections will not be performed until a valid active permit is obtained in accordance with *this Code*.

110.6 Inspection agencies. The *Building Official* is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

SECTION 111 - CERTIFICATE OF OCCUPANCY

111.1 Use and occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the Building Official has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this Code or of other ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this Code or other ordinances of the jurisdiction shall not be valid.

111.2 Certificate Issued. After the Building Official inspects the building or structure and finds no violations of the provisions of this Code or other laws that are enforced by the department, and clearances have been obtained from all other applicable agencies, the Building Official shall issue a certificate of occupancy that contains the following:

1. The building permit number.

2. The address, legal description and zoning of the location.

3. The name and address of the business or property owner.

4. A description of that portion of the structure or property for which the certificate is issued.

5. A statement that the described portion of the structure or property has been inspected for compliance with the requirements of this Code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.

6. The name of the Building Official and the issuing individual.

7. The use and occupancy, in accordance with the provisions of Chapter 3 of the Building Code.

8. The type of construction as defined in Chapter 6 of the Building Code.

9. The design occupant load.

10. Any special stipulations and conditions of the building permit.

111.3 Temporary occupancy. The Building Official is authorized to issue temporary certificates of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely.

111.4 Revocation. The Building Official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this Code, or other applicable provision, wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building, structure or property or portion thereof is in violation of any ordinance or regulation or any of the provisions of this Code or the Technical Codes. .

The certificate of occupancy shall remain the property of the City of Palm Springs and shall be surrendered upon request.

111.5 Posting. The certificate of occupancy shall be posted in a conspicuous place on the premises and shall not be removed except by the Building Official.

SECTION 112 - SERVICE UTILITIES

112.1 Connection of service utilities. No person shall make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this Code for which a permit is required, until released by the Building Official.

112.2 Temporary connection. The Building Official shall have the authority to authorize the temporary connection of the building or system to the utility source of energy, fuel or power.

112.3 Authority to disconnect service utilities. The Building Official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this Code and the Technical Codes and standards in case of emergency where necessary to eliminate an immediate hazard to life or property or when such utility connection has been made without the approval required by Section 112.1 or 112.2. The Building Official shall notify the serving utility, and wherever possible the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such

action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

Where any unsafe condition results from the use of any utilities in noncompliance with the Technical Codes, the Building Official may order, in writing, that such utilities be disconnected

SECTION 113 – BUILDING CODE APPEALS BOARD

113.1 General. Regulations regarding the establishment of and provisions related to the Palm Springs Building Code Appeals Board are codified at section 8.04.340 of the Palm Springs Municipal Code.

SECTION 114 - VIOLATIONS

114.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this Code, or cause same to be done, in conflict with or in violation of any provision of this Code or the Technical Codes.

114.1.1 Unsafe buildings. Failure to correct an unsafe building as provided for in Sections 110.6.1 or 116 shall constitute a violation of this Code.

114.1.2 Occupancy violations. Whenever any site, building, structure or equipment therein regulated by this Code or any other code is being used contrary to the provisions of this Code or any of the Technical Codes, the Building Official may order such use discontinued and the structure, or portion thereof, vacated by notice served on any person causing such use to be continued.

Such person shall discontinue the use within the time prescribed by the Building Official after receipt of such notice to make the site, building, structure, or portion thereof, or equipment comply with the requirements of this Code and the Technical Codes.

114.1.3 Failure to comply with notice. Failure to comply with a notice shall be considered a violation of this Code.

114.2 Notice of violation. The Building Official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this Code, or in violation of a permit or certificate issued under the provisions of this Code.

Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

> **Exception:** Citations for violations of this Code may be issued without requiring the issuance of a notice. When a notice is issued, it is not necessary to reissue a notice prior to issuance of any further citations for the same violation, at the same or at different locations.

114.3 Prosecution of violation. If the notice of violation is not complied with promptly, the Building Official is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceedings at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this Code or of the order or direction made pursuant hereto.

114.4 Violation penalties. Any person who violates a provision of this Code or any of the Technical Codes or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this Code, shall be subject to penalties as prescribed by law.

Each day or any portion thereof during which any violation of this ordinance occurs or continues shall be deemed a separate offense and upon conviction thereof shall be punishable as prescribed by law.

SECTION 115 - STOP WORK ORDER

115.1 Authority. Whenever the Building Official finds any work regulated by this code–and the Technical Codes being performed in a manner either contrary to the provisions of the Technical Codes or is dangerous or unsafe, the Building Official is authorized to issue a stop work order.

115.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume.

115.3 Unlawful continuance. 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 subject to penalties as prescribed by law.

SECTION 116 - UNSAFE STRUCTURES AND EQUIPMENT

116.1 Conditions. Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or to the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the Building Official deems necessary and as provided for in this section.

A vacant structure that is not secured against entry shall be deemed unsafe. Materials used to secure a structure, which deteriorate or increase in susceptibility to fire hazard over time, shall be replaced or treated to eliminate the increase of the hazard.

116.1.1 Unsafe buildings. Any use of buildings or structures constituting a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment is, for the purpose of this section, an unsafe use. Parapet walls, cornices, spires, towers, tanks, statuary and other appendages or structural members that are supported by, attached to, or a part of a building and that are in deteriorated condition or otherwise unable to sustain the design loads that are specified in this Code are hereby designated as unsafe building appendages.

All such unsafe buildings, structures or appendages are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedures set forth in the Technical Codes or such alternate procedures as may have been or as may be adopted by this jurisdiction. As an alternative, the Building Official, or other employee or official of this jurisdiction as designated by the governing body, may institute any other appropriate action to prevent, restrain, correct or abate the violation.

116.1.2 Covered work. Any work covered or concealed without inspection shall be considered to constitute an unsafe structure. Such consideration as an unsafe structure shall exist every day until the work is inspected and approved as being in compliance with the Technical Codes. Inspections will not be performed until a valid active permit is obtained in accordance with the Technical Codes

116.1.3 Dangerous Demolition. The Building Official may order the cessation of the wrecking or demolition of any building or structure within the City when the same is being accomplished in a reckless or careless manner or in such a manner so as to endanger life and property. When such work has been ordered stopped by the Building Official, same shall not be resumed until said official is satisfied that adequate

precautions have been or will be taken for protection for life and property. To continue such work without the expressed approval of the Building Official shall constitute a violation of this ordinance, and each day that such work continues shall constitute a separate offense.

116.2 Record. The Building Official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

116.3 Notice. If an unsafe condition is found, the *Building Official* shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specified the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time.

116.4 Method of service. Such notice shall be deemed properly served if delivered in accordance with the standard method accepted by the jurisdiction.

116.5 Restoration. The structure or equipment determined to be unsafe by the Building Official is permitted to be restored to a safe condition. To the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions or change of occupancy shall comply with applicable provisions of the Technical Codes.

SECTION 21. Section 08.04.320 of the Palm Springs Municipal Code is hereby amended and restated to read as follows:

08.04.320 (Reserved).

SECTION 22. Section 08.04.340 of the Palm Springs Municipal Code, is hereby amended and restated to read as follows:

8.04.340 Building code appeals board.

(a) In order to determine suitability of alternate materials and methods of construction, provide for reasonable interpretations of the provisions of Title 8 of this code, and to hear appeals of any decisions or actions of the director of building and safety, there shall be and is created a board of appeals, consisting of seven members who are qualified by experience and training to pass upon matters pertaining to building construction. The board of appeals shall be the same as cited in each of the uniform codes adopted under Chapter 8.04 and as referenced in Section 8.04.005 of this code. The board of appeals shall be

appointed by the city council. Board members shall not be employees of the city and shall serve without compensation. Members may be dismissed by a majority vote of the city council, but otherwise each member shall serve an indefinite term. Vacancies shall be filled in the same manner as the original appointment. All matters before the board shall be administered by the director of building and safety services or the director's authorized representative. The board shall adopt reasonable rules and regulations for hearing appeals and conducting its business and such rules and regulations shall be freely accessible to the public. The board shall render all decisions and findings in writing with a duplicate copy to the appellant and may recommend to the city council such new legislation as is consistent therewith. The board's decision shall constitute final administrative action and be effective on the date on which the decision is rendered.

(b) Any person aggrieved of any decision of the Director of building and safety services, or any decision of any designee of the director, including but not limited to the issuance of a notice of violation or the initiation of any enforcement action pursuant to the provisions of the uniform codes adopted under Chapter 8.04, and as referenced Section 8.04.010 of this code, shall within ten days of the action file a written notice of appeal with the city clerk. The appeal shall set forth the appellant's full name and mailing address, the specific action appealed from, the grounds for the appeal and the relief sought, and shall include the payment of the appeal fee as established or amended from time to time by resolution of the city council.

SECTION 23. Article VII; Swimming Pool Safety Standards, is hereby repealed and deleted in entirety.

SECTION 24. OPERATIVE DATE. The provisions of this Ordinance shall become operative on January 1, 2014, which is the effective date of the 2013 edition of the California Building Standards Codes, enacted by the State of California.

SECTION 25. EFFECTIVE DATE. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same, or the summary thereof, to be published and posted pursuant to the provisions of law and this Ordinance shall take effect thirty (30) days after passage.

SECTION 26. SEVERABILITY. If any section, subsection, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid, such a decision shall not affect the validity of the remaining portions of this ordinance. The City Council of the City of Palm Springs, hereby declares that it would have passed this ordinance and each section of subsection,

sentence, clause and phrase thereof, irrespective of the clauses or phrases being declared invalid.

PASSED, APPROVED, AND ADOPTED THIS, ____ DAY OF _____, NEW YEAR.

_____
STEPHEN P. POUGNET,
MAYOR

ATTEST:

_____
JAMES THOMPSON, CITY CLERK

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF PALM SPRINGS)

I, JAMES THOMPSON, City Clerk of the City of Palm Springs, California, do hereby certify that Ordinance No. ____ is a full, true, and correct copy, and was introduced at a regular meeting of the Palm Springs City Council on _____ and adopted at a regular meeting of the City Council held on _____ by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
James Thompson, City Clerk
City of Palm Springs, California

ORDINANCE NO._____

AN ORDINANCE OF THE CITY OF PALM SPRINGS, CALIFORNIA, AMENDING AND RESTATING ARTICLE VI OF CHAPTER 8.04 OF THE PALM SPRINGS MUNICIPAL CODE, ADOPTING BY REFERENCE, TOGETHER WITH ADDITIONS, AMENDMENTS AND DELETIONS, THE 2013 CALIFORNIA FIRE CODE, INCLUDING APPENDIX CHAPTER 4 AND APPENDICES A, B, BB, C, CC, F, H, I, J, K, L, M, AND N.

CITY ATTORNEY SUMMARY

This Ordinance adopts and amends the 2013 California Fire Code, California Code of Regulations, Title 24, Part 9, adopted by the State of California and effective on January 1, 2014.

THE CITY COUNCIL OF THE CITY OF PALM SPRINGS ORDAINS:

SECTION 1. Article VI of Chapter 8.04 of the Palm Springs Municipal Code is hereby amended and restated to read as follows:

ARTICLE VI
FIRE CODE

Section:

SECTION 2. Section 8.04.500 of the Palm Springs Municipal Code is hereby amended and restated to read as follows:

8.04.500 California Fire Code—Adopted.

That certain document, a copy of which is on file in the office of the City Clerk, being marked and designated as the 2013 California Fire Code, California Code of Regulations Title 24, Part 9, including Appendix Chapter 4, Appendices A, B, BB, C, CC, F, H, I, J, K, L, M and N thereto, except as hereinafter modified, are hereby adopted by reference as the Fire Code of the City of Palm Springs pursuant to Government Code Section 50022.1 et seq.

SECTION 3. Section 8.04.510 of the Palm Springs Municipal Code is hereby amended and restated to read as follows:

8.04.510 California Fire Code—Additions, Amendments and Deletions.

The California Fire Code adopted herein by reference is hereby modified by the following additions, amendments and deletions:

1) Amend Chapter 1, Division II Administration, subsection 101.1, Title, to read as follows:

101.1 Title. These regulations shall be known as the Fire Code of Palm Springs, hereinafter referred to as "this code".

2) Amend subsection 101.4, Severability, to read as follows:

101.4 Severability. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this ordinance, it being expressly declared that this ordinance and each section, subsection, paragraph, sentence, clause and phrase thereof would have been adopted, irrespective of the fact that one or more other section, subsection, paragraph, sentence, clause or phrase be declared invalid or unconstitutional.

3) Amend subsection 103.4. Liability, to read as follows:

103.4 Liability. Any liability against the Palm Springs Fire Department or any officer or employee shall be as provided for in California Government Code and case law. Fire suppression, investigation and rescue or emergency medical costs are recoverable in accordance with California Health and Safety Code Sections 13009 and 13009.1.

4) Amend subsection 109.4, Violation penalties, to read as follows:

109.4 Violation penalties. The provisions of Title 1 of the Palm Springs Municipal Code shall be applicable to and govern the enforcement of this Title. Each day that a violation continues after due notice has been served shall be deemed a separate offense. The imposition of one (1) penalty for one (1) violation shall not excuse the violation, or permit it to continue. All such persons shall be required to correct or remedy such violations or defects within a reasonable time. The application of the above penalty shall not be held to prevent the enforced removal or correction of prohibited conditions.

5) Amend subsection 111.4, Failure to comply, 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 in violation of this code.

6) Amend Section 202, General Definitions, by adding the following definition:

FIVE MINUTE FIRE DEPARTMENT RESPONSE TIME: The Five-Minute Fire Department Response Time is defined as the time the fire station or response personnel receive notification of a call for emergency service, allowing one-minute for "firefighter turnout" and four-minutes for travel on paved streets. The Palm Springs Fire Department Five-Minute Response Time Map is identified in Appendix M.

7) Add new section 319,Parade floats, to read as follows:

SECTION 319 - PARADE FLOATS

319.1 Decorative materials. Decorative materials on parade floats shall be non-combustible or flame retardant.

319.1.1 Combustible Clearance. A 12" minimum clearance of decorative materials shall be maintained around vehicle and/or generator exhaust pipe(s).

319.2 Fire Protection. Motorized parade floats and towing apparatus shall be provided with a minimum 2A 10B:C rated portable fire extinguisher readily accessible to the operator.

319.3 Portable Generators. Portable generators shall be secured from tipping and subject to approval by the fire code official.

8) Add new subsection 503.1.1.1, Gates, to read as follows:

503.1.1.1 Gates. When fences are installed that cause the distance from an approved fire department access road to exceed the maximum distance allowed in Section 503 herein, a gate shall be provided in the fence to maintain the required fire department access. The gate shall be a minimum four (4) feet in width and be equipped with a key box and/or lock accessible from both sides in accordance with Section 506 herein.

9) Amend subsection 503.2.3, Surface, to read as follows:

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (73,000 lbs. GVW) and shall be surfaced so as to provide all-weather driving capabilities.

10) Amend subsection 503.2.4, Turning radius, to read as follows:

503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be determined by the fire code official. Fire access road turns and corners shall be designed with a minimum inner radius of 25 feet and an outer radius of 43 feet.

11) Amend subsection 503.2.5, Dead ends, to read as follows:

503.2.5 Dead ends. Dead-end fire apparatus roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. The City of Palm Springs has two approved turn around provisions. One is a cul-de-sac with an outside turning radius of 43 feet from centerline. The other is a hammerhead turnaround meeting the Palm Springs Public Works and Engineering Department standard dated 9-4-02.

12) Add new subsection 503.2.9, Aerial fire access roads, to read as follows:

503.2.9 Aerial fire access roads. Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.

13) Add new subsection 503.2.10, Width, to read as follows:

503.2.10 Width. Fire apparatus access roads shall have a minimum unobstructed width of 26 feet in the immediate vicinity of any building or portion of building more than 30 feet in height.

14) Add new subsection 503.2.11, Proximity to building, to read as follows:

503.2.11 Proximity to building. At least one of the required access routes for buildings or facility exceeding 30 feet in height above the lowest level of fire department vehicle access shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building.

15) Amend subsection 503.6, Security gates, to read as follows:

503.6 Security gates. Secured automated vehicle gates or entries shall utilize a combination of a Tomar Strobeswitch™, or approved equal, and an approved Knox key electric switch when required by the fire code official. Secured non-automated vehicle gates or entries shall utilize an approved padlock or chain (maximum link or lock shackle size of ¼ inch) when required by the fire code official.

Gate arms securing parking lots and parking structures shall be equipped with a fire department approved dual-keyed Knox key electric switch. When activated, the arm or arms shall open to allow fire and law enforcement access.

Approved security gates shall be a minimum of 14 feet in unobstructed drive width on each side with gate in open position.

In the event of a power failure, the gates shall be defaulted or automatically transferred to a fail safe mode allowing the gate to be pushed open without the use of special knowledge or any equipment. If a two-gate system is used, the override switch must open both gates.

If there is no sensing device that will automatically open the gates for exiting, a fire department approved Knox electrical override switch shall be placed on each side of the gate in an approved location.

A final field inspection by the fire code official or an authorized representative is required before electronically controlled gates may become operative. Prior to final inspection, electronic gates shall remain in a locked-open position.

16) Add new subsection 506.3, Height, to read as follows:

506.3 Height. The nominal height of Knox lock box installations shall be 5 feet above grade.

17) Add new subsection 510.4.3, Palm Springs Fire Department Radio Communications, to read as follows.

510.4.3 Palm Springs Fire Department Radio Communications.

510.4.3.1 Features and requirements. All new buildings, four stories in height or taller and all subterranean levels of parking structures or existing altered buildings over 20% shall meet the City of Palm Springs Public Safety Radio System Coverage Specifications as stated in Chapter 11.03 of the *Palm Springs Municipal Code*.

18) Add new subsection 901.6.1.1, Approval required, to read as follows:

901.6.1.1, Approval required. Prior to the removal of any fire protection system, approval shall be obtained from the fire code official.

19) Amend subsection 903.2, where required, to read as follows:

903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in locations described in Sections 903.2.1 through 903.2.21 as amended by this code. For purposes of this code subsection regarding building size, fire resistive construction shall not be considered for purposes of reducing the gross fire area of that building.

> **Exceptions:** (1) Group U Occupancies of non combustible construction; and (2) Group S-2 carports – 100% open on all sides of non-combustible construction.

An approved automatic fire sprinkler system shall be installed in any building, regardless of gross fire area, which is built beyond a five-minute fire department emergency response time as defined in Section 202.

> **Exceptions:** (1) Group U Occupancies of non combustible construction; and (2) Group S-2 carports – 100% open on all sides of non-combustible construction.

An approved automatic fire sprinkler system shall be installed in every Group A Occupancy per 903.2.1 including those that result from a change of use in an existing building or portion thereof.

> **Exception:** Group A-2 occupancies.

20) Delete subsection 903.2.1.1 Group A-1

21) Amend subsection 903.2.1.2, Group A-2, to read as follows:

903.2.1.2, Group A-2. An automatic sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exist:

1. The fully enclosed area exceeds 3,000 square feet. For the purposes of this section, the term "fully enclosed area" means an area enclosed by fire walls, fire barriers, or walls extending from floor to ceiling but does not include patio areas included solely within the horizontal projection of the roof or floor next above.
2. The fire area exceeds 5,000 square feet.
3. The fire area has an occupant load of 100 or more.

4. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
5. The structure exceeds 5,000 square feet, contains more than one fire area containing a Group A-2 occupancy, and is separated into two or more buildings by fire walls of less than four hour resistance rating without openings.

22) Delete subsection 903.2.1.3 Group A-3

23) Delete subsection 903.2.1.4 Group A-4

24) Delete subsection 903.2.1.5 Group A-5

25) Amend item 1 of subsection 903.2.3, Group E, to read as follows:

1. Throughout all Group E fire areas greater than 3,000 square feet in area.

26) Amend the exception to item 2 of subsection 903.2.3 Group E, to read as follows:

Exception: An automatic sprinkler system is not required in any fire area or area below the level of exit discharge where every classroom throughout the building has at least one exterior exit door at ground level and the fire area does not exceed 3,000 square feet.

27) Amend items 1 and 3 of subsection 903.2.4, Group F-1, to read as follows:

1. Where a Group F-1 fire area exceeds 3,000 square feet.

3. Where the combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 3,000 square feet.

28) Amend items 1, 3, 4 and 5 of subsection 903.2.7, Group M, to read as follows:

1. Where a Group M fire area exceeds 3,000 square feet.

3. Where the combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 3,000 square feet.

4. A Group M occupancy used for the display and sale of upholstered furniture and mattresses exceeds 3,000 square feet.

5. The structure exceeds 3,000 square feet, contains more than one fire area containing a group M occupancy and is separated into two or more buildings by fire walls of less than 4-hour fire-resistance rating.

29) Amend items 1, 3 and 4 of subsection 903.2.9, Group S-1, to read as follows:

1. A Group S-1 fire area exceeds 3,000 square feet.

3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 3,000 square feet.
4. A Group S-1 fire area used for the storage of commercial trucks or buses where the fire area exceeds 3,000 square feet.

30) Amend items 1, 2 and 4 of subsection 903.2.9.1, Repair garages, to read as follows:

1. Buildings two or more stories in height, including basements, with a fire area containing a repair garage exceeding 3,000 square feet.

2. One-story buildings with a fire area containing a repair garage exceeding 3,000 square feet.

4. A Group S-1 fire area used for the repair of commercial trucks or buses where the fire area exceeds 3,000 square feet.

31) Amend subsection 903.2.10, Group S-2 enclosed parking garages, to read as follows:

903.2.10 Group S-2 enclosed parking garages. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-2 occupancy, as classified in accordance with section 406.6 of the California Building Code, where one of the following conditions exists:

1. A Group S-2 fire area exceeds 3,000 square feet; or

   Exception: Group S-2 carports – 100% open on all sides of non-combustible construction.

2. Where the enclosed parking garage is located beneath other groups.

32) Amend subsection 903.2.10.1, Commercial parking garages, to read as follows:

903.2.10.1 Commercial parking garages. An automatic sprinkler system shall be provided throughout buildings used for storage of commercial trucks or buses where the fire area of the enclosed parking garage exceeds 3,000 square feet;

33) Add new subsection 903.2.20, Group B, to read as follows.

903.2.20 Group B. An automatic sprinkler system shall be provided throughout all new buildings containing a Group B occupancy that exceeds 3,000 square feet.

34) Add new subsection 903.2.21, Group F-2, to read as follows:

903.2.21 Group F-2. An automatic sprinkler system shall be provided throughout all new buildings containing a Group F-2 occupancy that exceeds 3,000 square feet.

35) Amend subsection 903.3.8 ,Floor control valves, to read as follows:

903.3.8 Floor control valves. Approved supervised indicating control valves, check valves, water flow detection assemblies and main drains shall be provided at the point of connection to the riser on each floor in buildings three or more stories in height unless otherwise approved by the fire code official. Valve locations will be determined and approved by the fire code official.

36) Add new subsection 903.6.1, Increased square footage, to read as follows:

903.6.1 Increased square footage. Any existing building or structure undergoing construction or alteration which adds square footage exceeding the total floor area as prescribed in Section 903.2, shall require an approved automatic fire sprinkler system.

Exceptions: (1) One and two-family dwellings and manufactured homes; and (2) additions to occupancies equating to fifteen (15) percent or less of total floor area. Fire sprinkler requirements for these occupancies shall be determined based on California Fire Code Table B105.1 – Minimum Required Fire Flow For Buildings.

37) Add new subsection 907.2.11.6, Smoke and carbon monoxide alarms, to read as follows:

907.2.11.6 Smoke and carbon monoxide alarms. Upon sale of any residential dwelling and factory-built housing, the seller shall have installed therein, permanently wired or battery powered approved detectors of products of combustion other than heat only, commonly known as "smoke detectors." The smoke and carbon monoxide alarms are required to be State Fire Marshal approved and listed. The seller must obtain certification from the Palm Springs Fire Department of the installation and proper operation prior to close of sale of property. Smoke and carbon monoxide alarms shall be maintained as originally approved at the time of construction, or remodel.

38) Amend subsection 907.2.13, High-rise buildings, to read as follows:

907.2.13 High-rise buildings. High-rise buildings and buildings having occupied floors located more than 60 feet above the lowest level of fire department vehicle access shall be provided with an automatic smoke detection system in accordance with 907.2.13.1 and emergency voice/alarm communication systems in accordance with Section 907.5.2.2.

39) Amend subsection 907.2.19, Deep Underground buildings, to read as follows:

907.2.19 Deep underground buildings. All underground buildings shall be equipped throughout with a manual fire alarm system, including an emergency voice/alarm communication system installed in accordance with section 907.5.2.2.

40) Delete "Exception" to subsection 914.2.1, Automatic sprinkler system.

41) Delete "Exception" to subsection 914.3.1 Automatic sprinkler system.

42) Add new subsection 1103.10, Increased Hazard Class in Change of Use, to read as follows:

1103.10 Increased Hazard Class in Change of Use. An approved fire alarm system shall be installed in existing, non-sprinklered buildings when a change of use occurs resulting in a higher hazard classification.

43) Add new section 5609, "Safe and Sane" and Dangerous Fireworks, to read as follows:

SECTION 5609 –
"SAFE AND SANE" AND DANGEROUS FIREWORKS

5609.1 Prohibition. The manufacture, sale, possession, storage, handling or use of "safe and sane" fireworks as currently defined in the California Health and Safety Code section 12529 or "dangerous fireworks" as currently defined in the California Health and Safety Code section 12505 or thereafter amended by state statute is prohibited in the City of Palm Springs. The provisions of this section do not apply to fireworks displays conducted in accordance with the provisions of any permit issued by the Palm Springs Fire Department.

5609.2 Seizure of fireworks. Any authorized City of Palm Springs fire code official, peace officer or other city official authorized to enforce the Palm Springs Municipal Code may seize, take, remove, or cause to be removed at the expense of the owner all prohibited fireworks and explosives. This will include all persons, firms or corporations, who manufacture, sell, possess, store, handle or use any prohibited fireworks or explosives as currently described in the California Fire Code sections 5601 and 5608.

44) Add new section 5610, Explosives, to read as follows:

SECTION 5610 – EXPLOSIVES

5610.1 Prohibition. The manufacture, sale, possession, storage, handling or use of non permitted "explosives" as currently defined in Title 19 of the California Code of Regulations, Section 1550 or thereafter amended by state law is prohibited in the City of Palm Springs.

45) Add item 4 to subsection 5704.2.11.2, Location, to read as follows:

4. The installation of underground combustible/flammable liquid tanks is hereby prohibited in all residential districts. The fire official may authorize installation of underground combustible/flammable liquid tanks in agricultural, commercial and manufacturing districts.

46) Amend subsection B101.1, Scope, of Appendix B, to read as follows:

B101.1 Scope. The procedures for determining fire-flow requirements for buildings or portions or buildings hereafter constructed shall be in accordance with this appendix. This appendix does not apply to structures other than buildings. Additions to buildings equating to 15% or less increase in square footage will not require fire flow analysis.

47) Delete subsection B104.2, Area separation, of Appendix B.

48) Add Appendix "L", Palm Springs Fire Department Development Guidelines.

49) Add the following language to Appendix "L":

A copy of the Palm Springs Fire Department Development Guidelines is on file with the City Clerk.

50) Add Appendix "M", Palm Springs Fire Department Five Minute Response Time Map.

51) Add the following language to Appendix "M":

The Five-Minute Fire Department Response Time is the time the fire station or response personnel receive notification of a call for emergency service, allowing one-minute for "firefighter turnout" and four-minutes for travel on paved streets. The map, the Palm Springs Fire Department five-minute response time for emergency service, is on file with the City Clerk.

52) Add Appendix "N", City of Palm Springs Fire Hazard Severity Zone Map.

SECTION 2. OPERATIVE DATE. The provisions of this Ordinance shall become operative on January 1, 2014, which is the effective date of the 2013 edition of the California Fire Code, enacted by the State of California.

SECTION 3. EFFECTIVE DATE. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same, or the summary thereof, to be published and posted pursuant to the provisions of law and this Ordinance shall take effect thirty (30) days after passage.

SECTION 4. SEVERABILITY. If any section, subsection, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid, such a decision shall not affect the validity of the remaining portions of this ordinance. The City Council of the City of Palm Springs, hereby declares that it would have passed this ordinance and each section of subsection, sentence, clause and phrase thereof, irrespective of the clauses or phrases being declared invalid.

PASSED, APPROVED, AND ADOPTED THIS, ____ DAY OF _____, NEW YEAR.

_____
STEPHEN P. POUGNET, MAYOR

ATTEST:

_____
JAMES THOMPSON, CITY CLERK

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF PALM SPRINGS)

I, JAMES THOMPSON, City Clerk of the City of Palm Springs, California, do hereby certify that Ordinance No. ____ is a full, true, and correct copy, and was introduced at a regular meeting of the Palm Springs City Council on _____ and adopted at a regular meeting of the City Council held on _____ by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
James Thompson, City Clerk
City of Palm Springs, California

EXHIBIT "B" TO RESOLUTION NO. ___

EXPRESS FINDINGS IN CONNECTION WITH CITY OF PALM SPRINGS' AMENDMENTS, DELETIONS AND ADDITIONS TO THE 2013 EDITION OF THE CALIFORNIA FIRE CODE.

A SUMMARY OF THE EXPRESS FINDINGS FOR LOCAL AMENDMENTS MADE TO THE CALIFORNIA FIRE CODE, AS APPLICABLE TO CLIMATIC, TOPOGRAPHICAL, AND GEOLOGICAL CONDITIONS ONLY, ARE SET FORTH HEREIN.

Section 1. Findings.

A. Climatic Conditions: Palm Springs has an arid desert climate with annual rainfall of is less than 6 inches. There are more than one hundred days a year when temperatures are 100 degrees or more. Hot, dry winds during the summer months along with seasonal Santa Ana winds are common to Palm Springs. These winds constitute a contributing factor which causes small fires originating in high density developments presently being constructed in Palm Springs, which spread quickly and create the need for an increased level of fire protection. This added protection, including, but not limited to, on-site fire protection systems, will supplement normal fire department response available in new development and provide immediate fire protection for life and safety of occupied single and multiple-occupancy buildings during fire occurrence;

B. Geologic and Topographic:

1. Palm Springs is located in the desert that contains mountains, brush, and covered wild lands. Elevation ranges from 479 feet in the central business district 4,000 feet in the mountains in the most Southern boundaries of the city limits. Topography extends from flat to 15% slope for habitable land. Traffic and circulation congestion in the urban areas to buildings located in the commercial areas in the most Northern and Eastern boundaries of the city limits often place fire department response time to emergencies at risk. This condition makes the need for enhanced on-site fire protection systems for property occupants necessary; and

2. The San Andreas Fault is a major earthquake fault located in close proximity to the City of Palm Springs. In addition, there are numerous minor faults located throughout Riverside County which are subject to earthquakes. Palm Springs is also subjected to high wind conditions, blowing sand, flooding, landslides and wildfires. The placement of existing and new development buildings along with fire department staffing constraints have made it difficult for the fire department to locate additional fire stations. These constraints challenge current staffing to concentrate fire companies and personnel to control fires in single and multi-story

retail buildings, commercial, and industrial buildings, making enhanced, built-in fire protection systems necessary.

Section 2. Code Amendments.

Amendments to the 2013 Editions of the California Fire Code are found reasonably necessary based on the climatic and/or geographic conditions cited in Section 1 of this Resolution and are listed as follows:

Code Section	Findings in Section 1
101	Climatic, Topographic
103	Climatic, Topographic
109	Climatic, Topographic
111	Climatic, Topographic
202	Climatic, Geologic #2
319	Climatic, Geologic #2
503	Climatic
506	Climatic, Geologic #2
510	Geologic #1 & #2
901	Geologic #2
903	Climatic, Geologic #2
907	Climatic, Geologic #2
914	Climatic, Geologic #2
5609	Geologic #2
5610	Geologic #2
5704	Climatic
1103	Climatic, Geologic #2
Appendix B	Climatic, Geologic #2
Appendix K	Climatic, Geologic #2
Appendix L	Climatic, Geologic #2
Appendix M	Climatic, Geologic #2
Appendix N	Climatic

The aforementioned amendments have been incorporated in detail in Ordinance No. _____.

BLUE = ***ADDED Sections or Subsections***
GREEN = ***AMENDED Language***
RED =***DELETED Language***

a. Climatic Conditions: Palm Springs has an arid desert climate with annual rainfall of is less than 6 inches. There are more than one hundred days a year when temperatures are 100 degrees or more. Hot, dry winds during the summer months along with seasonal Santa Ana winds are common to Palm Springs. These winds constitute a contributing factor which causes small fires originating in high density developments presently being constructed in Palm Springs, which spread quickly and create the need for an increased level of fire protection. This added protection, including, but not limited to, on-site fire protection systems, will supplement normal fire department response available in new development and provide immediate fire protection for life and safety of occupied single and multiple-occupancy buildings during fire occurrence;

b. Geologic and Topographic:

1. Palm Springs is located in the desert that contains mountains, brush, and covered wild lands. Elevation ranges from 479 feet in the central business district 4,000 feet in the mountains in the most Southern boundaries of the city limits. Topography extends from flat to 15% slope for habitable land. Traffic and circulation congestion in the urban areas to buildings located in the commercial areas in the most Northern and Eastern boundaries of the city limits often place fire department response time to emergencies at risk. This condition makes the need for enhanced on-site fire protection systems for property occupants necessary; and

2. The San Andreas Fault is a major earthquake fault located in close proximity to the City of Palm Springs. In addition, there are numerous minor faults located throughout Riverside County which are subject to earthquakes. Palm Springs is also subjected to high wind conditions, blowing sand, flooding, landslides and wildfires. The placement of existing and new development buildings along with fire department staffing constraints have made it difficult for the fire department to locate additional fire stations. These constraints challenge current staffing to concentrate fire companies and personnel to control fires in single and multi-story retail buildings, commercial, and industrial buildings, making enhanced, built-in fire protection systems necessary.

Chapter 1, Division II Administration

1) Amend Chapter 1, Division II Administration, and Section 101.1 Title. PAGE 12

These regulations shall be known as the *Fire Code of Palm Springs*, hereinafter referred to as "this code".

2) **Amend subsection 101.4 Severability. PAGE 12**

If any section, subsection, paragraph, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this ordinance, it being expressly declared that this ordinance and each section, subsection, paragraph, sentence, clause and phrase thereof would have been adopted, irrespective of the fact that one or more other section, subsection, paragraph, sentence, clause or phrase be declared invalid or unconstitutional.

Purpose/Rationale: This language has been carried over from the 2007 & 2010 CFC code adoption. This is a Riverside County Fire Department amendment that is recommended for Palm Springs and has been reviewed by the city attorney.

3) **Amend subsection 103.4 Liability. PAGE 13**

Any liability against the Palm Springs Fire Department or any officer or employee shall be as provided for in *California Government Code* and case law. Fire suppression, investigation and rescue or emergency medical costs are recoverable in accordance with *California Health and Safety Code* Sections 13009 and 13009.1.

Purpose/Rationale: This language has been carried over from the 2007 & 2010 CFC code adoption. This is a Riverside County Fire Department amendment that is recommended for Palm Springs and has been reviewed by the city attorney.

4) **Amend subsection 109.4 Violation penalties. PAGE 24**

The provisions of Title 1 of the *Palm Springs Municipal Code* shall be applicable to and govern the enforcement of this Title. Each day that a violation continues after due notice has been served shall be deemed a separate offense. The imposition of one (1) penalty for one (1) violation shall not excuse the violation, or permit it to continue. All such persons shall be required to correct or remedy such violations or defects within a reasonable time. The application of the above penalty shall not be held to prevent the enforced removal or correction of prohibited conditions.

Purpose/Rationale: This language has been carried over from the 2007 & 2010 CFC code adoption. This amendment clarifies separate penalties for separate offenses and is necessary to require compliance with approved plans, requirements of the fire code, and requirements of permits issued. Fire code officials need the capability to enforce repeat fire code offenders.

5) **Amend subsection 111.4 Failure to comply. PAGE 24**

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 in violation of this code.

Purpose/Rationale: This language has been carried over from the 2007 & 2010 CFC code adoption. This is consistent with the administrative citation process and has been reviewed by city attorney.

Chapter 2 – Definitions

- Adopt with amendments

SECTION 202 GENERAL DEFINITIONS

6) Amend Section 202 General Definitions to include:

FIVE MINUTE FIRE DEPARTMENT RESPONSE TIME: The Five-Minute Fire Department Response Time is defined as the time the fire station or response personnel receive notification of a call for emergency service, allowing one-minute for "firefighter turnout" and four-minutes for travel on paved streets. The Palm Springs Fire Department Five-Minute Response Time Map is identified in Appendix M.

Purpose/Rationale: This language has been carried over from the 2007 and 2010 CFC code adoption. The five minute response time code amendment was developed in 1979 when the local fire sprinkler ordinance was first adopted. Knowing where the five minute response time is requires a map to identify when it is necessary when making a determination for the installation of automatic fire sprinkler systems. The five minute definition is based on NFPA standards for response. A map has been added to the 2013 Fire Code as appendix M.

Chapter 3 – General Precautions Against Fire.

- Adopt with amendments

7) *ADD SECTION 319 - PARADE FLOATS*

319.1 Decorative materials.

Decorative materials on parade floats shall be non-combustible or flame retardant.

319.1.1 Combustible Clearance

A 12" minimum clearance of decorative materials shall be maintained around vehicle and/or generator exhaust pipe(s).

319.2 Fire protection.

Motorized parade floats and towing apparatus shall be provided with a minimum 2A 10B:C rated portable fire extinguisher readily accessible to the operator.

319.3 Portable Generators.

Portable generators shall be secured from tipping and subject to approval by the fire code official.

Purpose/Rationale: This language has been carried over from the 2007 and 2010 CFC code adoption. Palm Springs has a long history of ensuring that decorative materials on parade floats are fire retardant, and specify the requirements for fire extinguishers. These code amendments are being carried forward from the 2001 Amended Fire Code.

Chapter 5 – Fire Service Features

- Adopt with amendments

SECTION 503 FIRE APPARATUS ACCESS ROADS

8) Add subsection 503.1.1.1 Gates. PAGE 88

When fences are installed that cause the distance from an approved fire department access road to exceed the maximum distance allowed in Section 503 herein, a gate shall be provided in the fence to maintain the required fire department access. The gate shall be a minimum four (4) feet in width and be equipped with a key box and/or lock accessible from both sides in accordance with Section 506 herein.

Purpose/Rationale: This language has been carried over from the 2007 & 2010 CFC code adoption. This amendment allows firefighters to gain access on foot to side and rear yards for firefighting purposes. Presently, the fire department works with developers to determine the best access for firefighting. This is also a Riverside County Fire Department Fire Code Amendment recommendation.

9) Amend subsection 503.2.3 Surface. PAGE 88

Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (73,000 lbs. GVW) and shall be surfaced so as to provide all-weather driving capabilities.

Purpose/Rationale: This language has been carried over from the 2007 & 2010 CFC code adoption. "Fire Apparatus Access Roads" is appendix (D) to the 2013 CFC which is not recommended for adoption due to inconsistencies with the city's adopted General Plan. The above amendment simply specifies weight criteria imposed by Palm Springs Fire Department fire apparatus.

10) Amend subsection 503.2.4 Turning radius. PAGE 88

The required turning radius of a fire apparatus access road shall be determined by the fire code official. Fire access road turns and corners shall be designed with a minimum inner radius of 25 feet and an outer radius of 43 feet.

Purpose/Rationale: This language has been carried over from the 2007 & 2010 CFC code adoption. "Fire Apparatus Access Roads" is appendix (D) to the 2013 CFC which is not recommended for adoption due to inconsistencies with the city's adopted General Plan. The above amendment specifies minimum dimensions for turns and corners and is consistent with Palm Springs Engineering and Public Works standards.

11) Amend subsection 503.2.5 Dead ends. PAGE 88

Dead-end fire apparatus roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. The City of Palm Springs has two approved turn around provisions. One is a cul-de-sac with an outside turning radius of 43 feet from centerline. The other is a hammerhead turnaround meeting the Palm Springs Public Works and Engineering Department standard dated 9-4-02.

Purpose/Rationale: This language has been carried over from the 2007 & 2010 CFC code adoption. "Fire Apparatus Access Roads" is appendix (D) to the 2013 CFC which is not recommended for adoption due to inconsistencies with the city's adopted General

Plan. The above amendment specifies minimum dimensions for turnaround provisions consistent with Palm Springs Engineering and Public Works standards.

12) Add subsection 503.2.9 Aerial fire access roads.

Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.

Purpose/Rationale: This language has been carried over from the 2007 & 2010 CFC code adoption. Although staff does not recommend adopting Appendix D "Fire Apparatus Access Roads" in the 2013 Fire Code, we do recommend adopting the above subsection. Overhead utility and power lines present problematic and potentially dangerous deployment of aerial apparatus. Upper floors of developments exceeding 30 feet in height are not accessible with ground ladders.

13) Add subsection 503.2.10 Width.

Fire apparatus access roads shall have a minimum unobstructed width of 26 feet in the immediate vicinity of any building or portion of building more than 30 feet in height.

Purpose/Rationale: This language has been carried over from the 2007 & 2010 CFC code adoption. Although staff does not recommend adopting Appendix D "Fire Apparatus Access Roads" in the 2013 Fire Code, we do recommend adopting the above subsection. Upper floors of developments exceeding 30 feet in height are not accessible with ground ladders. Deployment of aerial apparatus requires additional space for safe and effective use.

14) Add subsection 503.2.11 Proximity to building.

At least one of the required access routes for buildings or facility exceeding 30 feet in height above the lowest level of fire department vehicle access shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building.

Purpose/Rationale: This language has been carried over from the 2007 & 2010 CFC code adoption. Although staff does not recommend adopting Appendix D "Fire Apparatus Access Roads" in the 2013 Fire Code, we do recommend adopting the above subsection. Upper floors of developments exceeding 30 feet in height are not accessible with ground ladders. These dimensions ensure reach as well as safe and effective use of aerial apparatus.

15) Amend subsection 503.6 Security gates. PAGE 89

Secured automated vehicle gates or entries shall utilize a combination of a Tomar Strobeswitch™, or approved equal, and an approved Knox key electric switch when required by the fire code official. Secured non-automated vehicle gates or entries shall

utilize an approved padlock or chain (maximum link or lock shackle size of ¼ inch) when required by the fire code official.

Gate arms securing parking lots and parking structures shall be equipped with a fire department approved dual-keyed Knox key electric switch. When activated, the arm or arms shall open to allow fire and law enforcement access.

Approved security gates shall be a minimum of 14 feet in unobstructed drive width on each side with gate in open position.

In the event of a power failure, the gates shall be defaulted or automatically transferred to a fail safe mode allowing the gate to be pushed open without the use of special knowledge or any equipment. If a two-gate system is used, the override switch must open both gates.

If there is no sensing device that will automatically open the gates for exiting, a fire department approved Knox electrical override switch shall be placed on each side of the gate in an approved location.

A final field inspection by the fire code official or an authorized representative is required before electronically controlled gates may become operative. Prior to final inspection, electronic gates shall remain in a locked-open position.

Purpose/Rationale: This language has been carried over from the 2007 & 2010 CFC code adoption. Requires public safety access via Knox access control systems, the access gates to be a minimum of 14 feet wide, and requires manual override of gates when the electric power is interrupted. The 14 foot wide gate requirement has been a fire department standard for over fifteen years, allows sufficient entry width and turning clearances for fire apparatus particularly in high density developments. This amendment meets the maneuverability requirements of our apparatus and ensures continuous access for emergency services.

SECTION 506 **KEY BOX**ES

16) Add subsection 506.3 **H**eight.

The nominal height of Knox lock box installations shall be 5 feet above grade.

Purpose/Rationale: This language has been carried over from the 2007 & 2010 CFC code adoption. This code amendment is being carried forward from the 2001 Amended Fire Code and is needed to define accessibility of the key boxes.

17) Add Section 510.4.3 Palm Springs Fire Department Radio Communications.

510.4.3.1 Features and requirements.

All new buildings, four stories in height or taller and all subterranean levels of parking structures or existing altered buildings over 20% shall meet the City of Palm Springs Public Safety Radio System Coverage Specifications as stated in Chapter 11.03 of the *Palm Springs Municipal Code*.

Purpose/Rationale: This language has been carried over from the 2007 & 2010 CFC code adoption. Portable hand-held radios used by police and fire personnel often do not have the signal strength to send radio messages from within buildings or from underground parking garages to outside emergency responders. Installation of a Public Safety Radio System into the building will increase radio frequency amplification for all first responders.

Chapter 6 – **B**uilding Services and Systems

- Adopt as written

Chapter 7 – Fire Resistance Rated Construction

- Adopt as written

Chapter **8** – **I**nterior Finish, Decorative **M**aterials and Furnishings

- Adopt as written

Chapter 9 – Fire Protection Systems

- Adopt with amendments

18) Add subsection 901.6.1.1 Approval required.

Prior to the removal of any fire protection system, approval shall be obtained from the fire code official.

Purpose/Rationale: This language has been carried over from the 2007 & 2010 CFC code adoption. Staff recommends amended language that requires building owners to maintain required fire extinguishing and alarm systems, and obtains approval from the fire code official to remove any fire protection system.

19) Amend subsection 903.2 Where required. PAGE 136

Approved automatic sprinkler systems in new buildings and structures shall be provided in locations described in Sections 903.2.1 through 903.2.21 as amended by this code. For purposes of this code subsection regarding building size, fire resistive construction shall not be considered for purposes of reducing the gross fire area of that building.

(Exception: Group U Occupancies of non-combustible construction)
(Exception: Group S-2 carports – 100% open sides and non-combustible construction)

An approved automatic fire sprinkler system shall be installed in any building, regardless of gross fire area, which is built beyond a five-minute fire department emergency response time as defined in Section 202.

(Exception: Group U Occupancies of non-combustible construction)
(Exception: Group S-2 carports – 100% open sides and non-combustible construction)

An approved automatic fire sprinkler system shall be installed in every Group A Occupancy per 903.2.1 including those that result from a change of use in an existing building or portion thereof.

Purpose/Rationale: This language has been carried over from the 2007 & 2010 CFC code adoption to the 2013 CFC with the added language for exempting fire sprinklers for Group U occupancies.

Automatic fire sprinkler requirements adopted by the SFM in 2010 remain in effect for 2013 throughout the State of California. An automatic fire sprinkler system is required for all newly built one and two-family dwellings and townhouses.

All new buildings exceeding 3,000 SF are required to be protected with an automatic fire sprinklers and or all new buildings outside of the five minute response zone (Appendix M) shall be protected with an automatic fire sprinkler system. This fire sprinkler requirement has be in place since 1979, when the city first amended the fire code to require all buildings in excess of 3,000 sq. ft. to be protected with an automatic fire sprinkler system.

The Palm Springs Fire Department is capable of providing between 1,250 to 1,500 gallons per minute of water to an interior structure fire utilizing fire attack hose lines with on the on-duty firefighting personnel. Any interior structure fire needing more 1,500 gallons of water fire flow to extinguish the fire (or 3,000 sq. ft. in size) is difficult to be accomplished with 13 on-duty firefighters, therefore automatic fire sprinkler systems need to be installed in all buildings over 3,000 sq. ft. This is recommended not only to protect the building occupants and property, but to provide a high level of safety to our firefighters.

- Subsection 903.2.1 Group A. PAGE 136

20) Delete subsection 903.2.1.1 Group A-1
21) Amend subsection 903.2.1.2 Group A-2 as follows: PAGE 137

An automatic sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exists:

1. The fully enclosed area exceeds 3,000 square feet. For the purposes of this section, the term "fully enclosed area" shall mean an area enclosed by fire walls, fire barriers, or exterior walls extending from floor to ceiling but does not include patio areas included solely within the horizontal projection of the roof or floor next above.

2. The fire area exceeds 5,000 square feet
3. The fire area has an occupant load of 100 or more
4. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
5. The structure exceeds 5,000 square feet, contains more than one fire area containing a Group A-2 occupancy, and is separated into two or more buildings by fire walls of less than four hour fire resistance rating without openings.

22) Delete subsection 903.2.1.3 Group A-3
23) Delete subsection 903.2.1.4 Group A-4
24) Delete subsection 903.2.1.5 Group A-5

Purpose/Rationale: Existing automatic fire sprinkler requirements for Group A Occupancies have been carried over from the 2007 & 2010 CFC to the 2013 CFC. This reflects recent amendments for restaurant patio covers. A2 has been amended to be less restrictive.

- **Subsection 903.2.3 Group E.**

25) Amend #1 in subsection 903.2.3 Group E. PAGE 137

1. Throughout all Group E fire areas greater than 3,000 square feet in area.

26) Amend Exception to subsection 903.2.3 Group E. PAGE 137

Exception: An automatic sprinkler system is not required in any fire area or area below the level of exit discharge where every classroom throughout the building has at least one exterior exit door at ground level and the fire area does not exceed 3,000 square feet.

Purpose/Rationale: This language has been carried over from the 2007 and 2010 CFC code and is consistent with the current automatic fire sprinkler requirements.

- **Subsection 903.2.4 Group F-1.**

27) Amend subsection 903.2.4 Group F-1 #1 & #3 to read as follows: PAGE 137

1. Where a Group F-1 fire area exceeds 3,000 square feet;
3. Where the combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 3,000 square feet.

Purpose/Rationale: This language has been carried over from the 2007 and 2010 CFC code and is consistent with the current automatic fire sprinkler requirements.

- **Subsection 903.2.7 Group M**

28) Amend subsection 903.2.7 Group M #1, #3, #4 & #5 to read as follows: PAGE 138

1. Where a Group M fire area exceeds 3,000 square feet;
3. Where the combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 3,000 square feet.
4. A Group M occupancy used for display and sale of upholstered furniture or mattresses exceeds 3,000 square feet.
5. The structure exceeds 3,000 square feet, contains more than one fire area containing a group M occupancy and is separated into two or more buildings by fire walls of less than 4-hour fire-resistance rating.

Purpose/Rationale: This language has been carried over from the 2007 and 2010 CFC code and is consistent with the current automatic fire sprinkler requirements.

- **Subsection 903.2.9 Group S-1 PAGE 138**

29) Amend subsection 903.2.9 Group S-1 #1; #3 & #4 to read as follows:
1. A Group S-1 fire area exceeds 3,000 square feet;

3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 3,000 square feet.
4. A Group S-1 fire area used for the storage of commercial trucks or buses where the fire area exceeds 3,000 square feet.

Purpose/Rationale: This language has been carried over from the 2007 and 2010 CFC code and is consistent with the current automatic fire sprinkler requirements.

30) Amend subsection 903.2.9.1 Repair garages #1; #2 & #4 to read as follows:

1. Buildings two or more stories in height, including basements, with a fire area containing a repair garage exceeding 3,000 square feet.
2. One-story buildings with a fire area containing a repair garage exceeding 3,000 square feet.
4. A Group S-1 fire area used for the repair of commercial trucks or buses where the fire area exceeds 3,000 square feet.

Purpose/Rationale: This language has been carried over from the 2007 and 2010 CFC code and is consistent with the current automatic fire sprinkler requirements.

31) Amend subsection 903.2.10 Group S-2. PAGE 139

An automatic sprinkler system shall be provided throughout all buildings containing Group S-2 occupancy, as classified in accordance with section 406.6 of the California Building Code, where one of the following conditions exists:

1. A Group S-2 fire area exceeds 3,000 square feet;
(Exception: Group S-2 carports – 100% open on all sides of non-combustible construction).

2. Where the enclosed parking garage is located beneath other groups.

Purpose/Rationale: This language has been carried over from the 2007 & 2010 CFC code and is consistent with the current automatic fire sprinkler requirements. The added exception relieves the requirement for fire sprinklers where not necessary. Exception added to be less restrictive.

32) Amend subsection 903.2.10.1, #1 Commercial parking garages. PAGE 139

1. Where the fire area of the enclosed parking garage exceeds 3,000 square feet;

Purpose/Rationale: This language has been carried over from the 2007 & 2010 CFC code adoption and is consistent with the current automatic fire sprinkler requirements.

33) Add Section 903.2.20 Group B.

An automatic sprinkler system shall be provided throughout all new buildings containing a Group B occupancy that exceeds 3,000 square feet.

Purpose/Rationale: This language has been carried over from the 2007 and 2010 CFC code adoption. This Occupancy Group is consistent with the current automatic fire sprinkler requirements.

34) Add Section 903.2.21 Group F-2.

An automatic sprinkler system shall be provided throughout all new buildings containing a Group F-2 occupancy that exceeds 3,000 square feet.

Purpose/Rationale: This language has been carried over from the 2007 and 2010 CFC code adoption. This Occupancy Group is consistent with the current automatic fire sprinkler requirements and was not identified in the fire code.

35) Amend subsection 903.3.8 Floor control valves. PAGE 144

Approved supervised indicating control valves, check valves, waterflow detection assemblies and main drains shall be provided at the point of connection to the riser on each floor in buildings three or more stories in height unless otherwise approved by the fire code official. Valve locations will be determined and approved by the fire code official.

Purpose/Rationale: This language has been carried over from the 2007 and 2010 CFC and is consistent with the current automatic fire sprinkler requirements. This is a Riverside County Fire Department recommended code amendment that is also being recommended by staff for Palm Springs.

- **Subsection 903.6 Existing Buildings. PAGE 144**

36) Add subsection 903.6.1 Increased square footage.

Any existing building or structure undergoing construction or alteration which adds square footage exceeding the total floor area as prescribed in Section 903.2, said building shall require an approved automatic fire sprinkler system.

Exceptions: (1) One and two-family dwellings and manufactured homes; and (2) additions to occupancies equating to fifteen (15) percent or less of total floor area. Fire sprinkler requirements for these occupancies shall be determined based on California Fire Code Table B105.1 – Minimum Required Fire Flow for Buildings.

Purpose/Rationale: This language has been carried over from the 2007 & 2010 CFC code and is consistent with the current automatic fire sprinkler requirements. The Palm Springs Fire Department is capable of providing between 1,250 to 1,500 gallons per minute of water to an interior structure fire utilizing fire attack hose lines with on the on-duty firefighting personnel. Any interior structure fire needing more 1,500 gallons of water fire flow to extinguish the fire (or 3,000 sq. ft. in size) is difficult to be accomplished with 13 on-duty firefighters, therefore automatic fire sprinkler systems need to be installed in all buildings over 3,000 sq. ft. This is recommended not only to protect the building occupants and property, but to provide a high level of safety to our firefighters. This carry over item has been amended to be less restrictive, allowing for moderate sized residential and business additions to existing buildings without triggering fire sprinkler requirements.

SECTION 907 FIRE ALARM AND DETECTION SYSTEMS

37) Add subsection 907.2.11.6 Smoke and carbon monoxide alarms

Upon sale of any residential dwelling and factory-built housing, the seller shall have installed therein, permanently wired or battery powered approved detectors of products of combustion other than heat only, commonly known as "smoke detectors". The smoke and *carbon monoxide* alarms are required to be State Fire Marshal approved and listed. The seller must obtain certification from the Palm Springs Fire Department of the installation and proper operation prior to close of sale of property. Smoke alarms shall be maintained as originally approved at the time of construction, or remodel.

Purpose/Rationale: This language has been carried over from the 2001, 2007 & 2010 CFC code adoption. Smoke detectors have proven to be a life saving device that alert occupants in the incipient stage of a fire. This requirement allows the fire department to inspect residences at time of sale to ensure that smoke detectors and carbon monoxide alarms are correctly placed and operate properly. This amendment has been updated to include the State Health and Safety Code requirements for carbon monoxide alarms.

- **Subsection 907.2.13 High-rise buildings**

38) Amend subsection 907.2.13 High-rise buildings. PAGE 166

High-rise buildings and buildings having occupied floors located more than 60 feet above the lowest level of fire department vehicle access shall be provided with an automatic smoke detection system in accordance with Section 907.2.13.1 and an emergency voice/alarm communication system in accordance with Section 907.5.2.2.

Purpose/Rationale: This language has been carried over from the 2007 and 2010 CFC code adoption. Staff recommends that the high-rise smoke detection system and emergency voice alarm requirements apply to buildings over 60' height to provide an added margin of safety to building occupants. Extensive emergency operations in multi-story buildings are complex, manpower intensive and difficult to accomplish with 13 on duty firefighters.

39) Amend subsection 907.2.19 Deep underground buildings. PAGE 167

All underground buildings shall be equipped throughout with a manual fire alarm system, including an emergency voice/alarm communication system installed in accordance with section 907.5.2.2.

Purpose/Rationale: This language has been carried over from the 2007 & 2010 CFC code adoption. This is a Riverside County Fire Department recommended code amendment that is also being recommended by staff for Palm Springs.

40) Delete "Exception" to subsection 914.2.1 Automatic sprinkler system.

Purpose/Rationale: Staff recommends the deletion of this exception. Open parking garages should be equipped with an automatic fire sprinkler system because of the extremely high fire load potential and need for citizen and firefighter safety. The Fire Department has required fire sprinklers in open parking garages since 1979.

41) **Delete "Exception" to subsection 914.3.1 Automatic sprinkler system.**

Purpose/Rationale: Staff recommends the deletion of this exception. Open parking garages should be equipped with an automatic fire sprinkler system because of the extremely high fire load potential and need for citizen and firefighter safety. The Fire Department has required fire sprinklers in open parking garages since 1979.

Chapter 10 – Means of Egress

- Adopt as written

Chapter 11 –Existing Buildings

- Adopt with amendments

42) **Add subsection 1103.10 Increased Hazard Class in Change of Use**

An approved fire alarm system shall be installed in existing, non-sprinklered buildings when a change of use occurs resulting in a higher hazard classification than previous occupancy.

Purpose/Rationale: This language has been carried over from the 2010 CFC code adoption. Fire Alarm systems are a proven built-in fire protection feature shown to increase the level of fire and life safety for building occupants. This existing amendment requires installation when a change of use occurs resulting in a higher hazard classification only in existing, non-sprinklered buildings.

Chapter 12 – *19* Reserved for future use by CFC

- Adopt as written

Chapter 20 – Aviation Facilities

- Adopt as written

Chapter 21 –Dry Cleaning

- Adopt as written

Chapter 22 –Combustible Dust Producing Operations

- Adopt as written

Chapter 23 –Motor Fuel-Dispensing Facilities and Repair Garages

Adopt as written

Chapter 24 –Flammable Finishes

- Adopt as written

Chapter 25 – Fruit and Crop Ripening

- Adopt as written

Chapter 26 – Welding and Other Hot Work

- Adopt as written

Chapter 27 –Fumigation and Insecticidal Fogging

- Adopt as written

Chapter 28 – Lumber Yards and Woodworking Facilities

- Adopt as written

Chapter 29 – Manufacture of Organic Coatings

- Adopt as written

Chapter 30 – Industrial Ovens

- Adopt as written

Chapter 31 – Tents and Other Membrane Structures

- Adopt as written

Chapter 32 – High-Piled Combustible Storage

- Adopt as written

Chapter 33 – Fire Safety during Construction and Demolition

- Adopt as written

Chapter 34 – Tire Rebuilding and Tire Storage

- Adopt as written

Chapter 35 – Welding and Other Hot Work

- Adopt as written

Chapter 36 – Marinas

- Adopt as written

Chapter 37 – 49 Reserved for future use by CFC

Chapter 50 – Hazardous Materials

- Adopt as written

Chapter 51 – Aerosols

- Adopt as written

Chapter 52 – Combustible Fibers

- Adopt as written

Chapter 53 – Compressed Gasses

- Adopt as written

Chapter 54 – Corrosive Materials

- Adopt as written

Chapter 55 – Cryogenic Fluids

- Adopt as written

Chapter 56 – Explosives and Fireworks

- Adopt with amendments

43) Add Section 5609 "Safe and Sane" and Dangerous Fireworks.

5609.1 Prohibition to read as follows:

The manufacture, sale, possession, storage, handling or use of "safe and sane" fireworks as currently defined in the *California Health and Safety Code* section 12529 or "dangerous fireworks" as currently defined in the *California Health and Safety Code* section 12505 or thereafter amended by state statute is prohibited in the City of Palm Springs. The provisions of this section do not apply to fireworks displays conducted in accordance with the provisions of any permit issued by the Palm Springs Fire Department.

Purpose/Rationale: This language has been carried over from the 2001, 2007 and 2010 CFC code adoption. The 2013 Fire Code does not sufficiently address Explosives and Firework regulations therefore these code amendments are recommended. Many portions of the City of Palm Springs are proximal to the Wildland Urban Interface (WUI). The sale and use of "Safe and Sane" or "dangerous fireworks" presents an unacceptable level of risk for the city and an unsustainable level enforcement activity.

5609.2 Seizure of fireworks.

Any authorized City of Palm Springs fire code official, peace officer or other city official authorized to enforce the *Palm Springs Municipal Code* may seize, take, remove, or cause to be removed at the expense of the owner all prohibited fireworks and explosives. This will include all persons, firms or corporations, who manufacture, sell, possess, store, handle or use any prohibited fireworks or explosives as currently described in the *California Fire Code* sections 5601and 5608.

Purpose/Rationale: This language has been carried over from the 2007 & 2010 CFC code adoption. The 2013 Fire Code does not sufficiently address Explosives and Firework regulations therefore these code amendments are recommended. Possession of illegal and prohibited safe and sane fireworks continues to present fire hazards to the community and this amendment allows for confiscation by those authorized.

44) Add Section 5610 Explosives.

5610.1 Prohibition.

The manufacture, sale, possession, storage, handling or use of non-permitted "explosives" as currently defined in *Title 19 of the California Code of Regulations*; Section 1550 or thereafter amended by state law is prohibited in the City of Palm Springs.

Purpose/Rationale: This language has been carried over from the 2007 & 2010 CFC code adoption. The 2013 Fire Code does not sufficiently address Explosives and Firework regulations therefore these code amendments are recommended.

Chapter 57 – Flammable and Combustible Liquids

- Adopt with amendments

45) Add #4 to subsection 5704.2.11.2 Location.

4. The installation of underground combustible/flammable liquid tanks is hereby prohibited in all residential districts. The fire official may authorize installation of underground combustible/flammable liquid tanks in agricultural, commercial and manufacturing districts.

Purpose/Rationale: This language has been carried over from the 2007 and 2010 CFC code adoption. Staff is recommending this regulation be added so that underground flammable liquid tanks cannot be installed in residential neighborhoods.

Chapter 58 – Flammable Gases and Flammable Cryogenic Fluids

- Adopt as written

Chapter 59 – Flammable Solids

- Adopt as written

Chapter 60 – Highly Toxic and Toxic Materials

- Adopt as written

Chapter 61 – Liquefied Petroleum Gases

- Adopt as written

Chapter 62 – Organic Peroxides

- Adopt as written

Chapter 63 – Oxidizers, Oxidizing Gases and Oxidizing Cryogenic Fluids

- Adopt as written

Chapter 64 – Pyrophoric Materials

- Adopt as written

Chapter 65 – Pyroxylin (Cellulose Nitrate) Plastics

- Adopt as written

Chapter 66 – Unstable (Reactive) Materials

- Adopt as written

Chapter 67 – Water Reactive Solids and Liquids

- Adopt as written

Chapter 68 – 79 Reserved for future use by CFC

Chapter 80 – Reference Standards

- Adopt as written

Appendix Chapter 4 - Special Detailed Requirements Based on Use and Occupancy

- Adopt as written

Appendix B Fire Flow Requirement for Buildings

- Adopt with amendments

46) Amend subsection B101.1 Scope

The procedure for determining fire-flow requirements for buildings or portions of buildings hereafter constructed shall be in accordance with this appendix. This appendix does not apply to structures other than buildings. Additions to buildings equating to 15% or less increase in square footage will not require fire flow analysis.

Purpose/Rationale: This has been amended to be less restrictive, allowing for moderate sized residential and business additions to existing buildings without triggering fire sprinkler requirements. This amendment is made to be less restrictive when reviewing additions to occupancies.

47) DELETE subsection B104.2 in Appendix B.

Purpose/Rationale: This deletion is being carried forward from the 2001, 2007 and 2010 Fire Code. It is required for consistency with previous fire sprinkler amendments.

Appendix BB – Fire-Flow Requirements For Buildings (Schools)

- Adopt as written

Appendix C - Fire Hydrant Locations and Distributions

- Adopt as written

Appendix CC - Fire Hydrant locations and Distributions

- Adopt as written

Appendix D Fire Apparatus Access Roads

- ***DO NOT ADOPT***

Purpose/Rationale: The adopted General Plan for The City of Palm Springs requirements for access roads supersedes model code language.

Appendix E – Hazard Categories

- Not intended for adoption – informational purposes only

Appendix F - Hazard Ranking

- Adopt as written

Appendix G – Cryogenic Fluids – Weight and Volume Equivalents

- Not intended for adoption – informational purposes only

Appendix H - Hazardous Materials Management Plans

- Adopt as written

Appendix I - Fire Protection Systems – Noncompliant Conditions

- Adopt as written

Appendix J – Building Information Sign

- ***DO NOT ADOPT***

Purpose/Rationale: This building identification/information system is designed to provide firefighters with detailed information on building construction, occupancy, hazard rating and other information. This system has not yet been adopted by the SFM.

Appendix K – Temporary Haunted Houses, Ghost Walks and Similar Amusement Uses

- Adopt as written

48) Add Appendix "L" Palm Springs Fire Department Development Guidelines

49) Add the following language to appendix "L"

A copy of the Palm Springs Fire Department Development Guidelines is on file with the City Clerk.

Purpose/Rationale: This language has been carried over from the 2007 & 2010 CFC code adoption. The Palm Springs Fire Department Development Guidelines is a user friendly document that will assist development applicants, architects and contractors in determining the minimum requirements for fire protection systems, emergency access/gates, and fire apparatus access roads. This document takes several fire code and fire department requirements and consolidates them into one document that will be placed on the city web site for easy access. Staff recommends that this document be adopted to the 2013 Fire Code as Appendix L.

50) Add Appendix "M" Palm Springs Fire Department Five Minute Response Time Map.

51) Add the following language to Appendix "M".

The Five-Minute Fire Department Response Time is the time the fire station or response personnel receive notification of a call for emergency service, allowing one-minute for "firefighter turnout" and four-minutes for travel on paved streets. The map, the Palm Springs Fire Department five-minute response time for emergency service, is on file with the City Clerk.

Purpose/Rationale: This language has been carried over from the 2007 and 2010 CFC code adoption. The five minute response time code amendment was developed in 1979 when the local fire sprinkler ordinance was first adopted. Knowing where the five minute response time is requires a map to identify when it is necessary when making a determination for the installation of automatic fire sprinkler systems. The five minute definition is based on NFPA standards for response.

52) Add Appendix "N" City of Palm Springs Fire Hazard Severity Zone Map.

Purpose/Rationale: Chapter 49 – This appendix has been carried over from the 2010 CFC adoption. Requirements for Wildland-Urban Interface Fire Areas has been adopted in its entirety by the California State Fire Marshal's Office. Appendix "N" reflects the Fire Hazard Severity Zone Map for the City of Palm Springs as designated by a local agency upon recommendation of the CAL-Fire Director within Local Responsibility Areas (LRA).

The mapping program was developed in the mid – 1990's and are updated based on improved science, mapping techniques and data. The data and models of potential fuels, their associated fire behavior and expected burn probabilities are incorporated into the maps.

Classification of Zones includes Very High, High or Moderate for state lands and Very High Fire Hazard Severity Zones designated pursuant to California Government Code Sections 51175 through 51189.

Background:

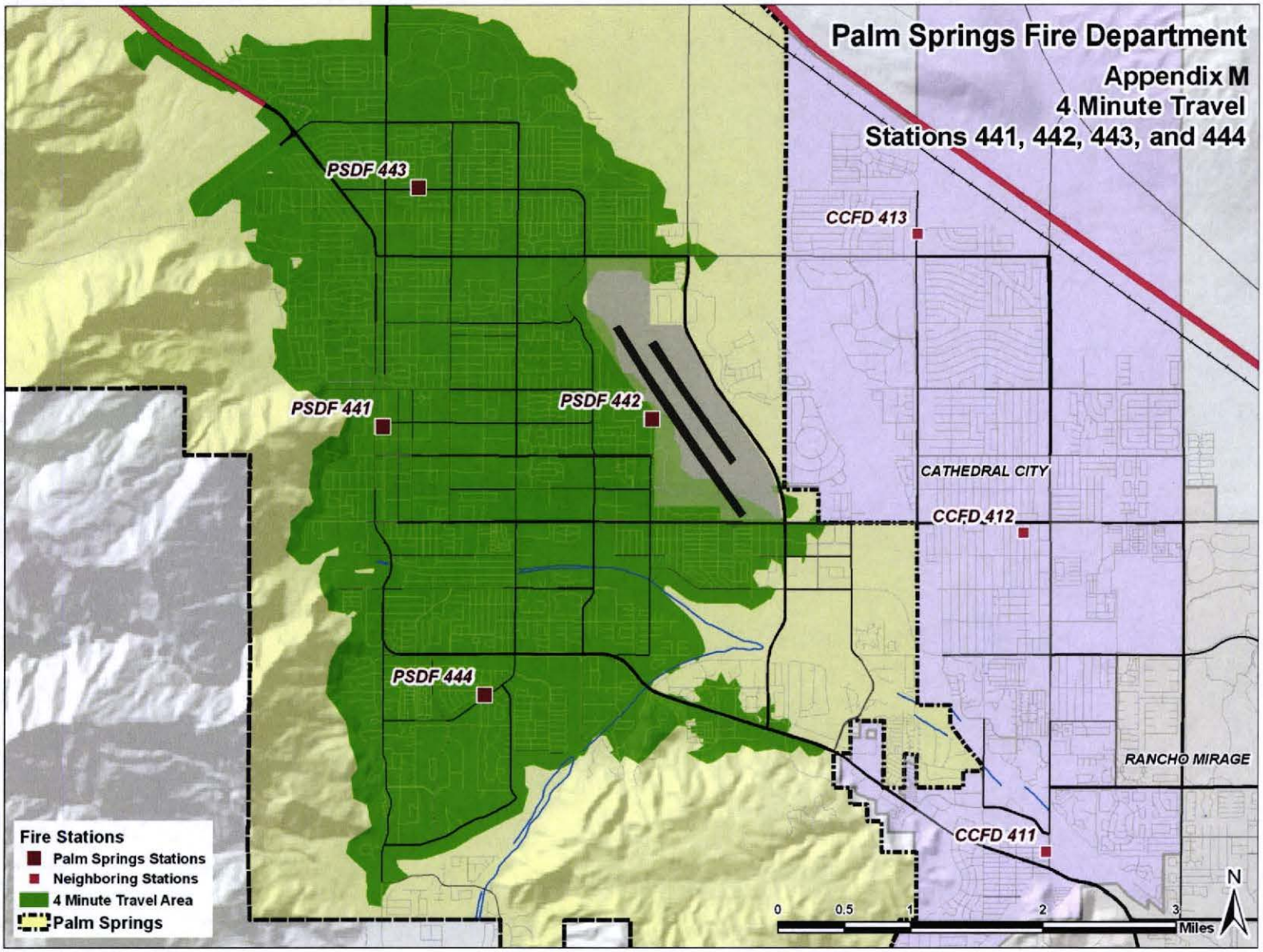
The Oakland Hills fire in 1991 prompted the 1992 "Bates Bill," Assembly Bill 337 (Government Code 51175-51189). It instructed the California Department of Forestry to classify lands in the state in accordance with whether a very high fire hazard is present so that public officials are able to take measures that will reduce the potential intensity of uncontrolled fires that threaten to destroy resources, life, or property.

Materials and construction methods for exterior wildfire exposure protection shall be applied within these identified geographical areas and are contained in the California Building Code Chapter 7A. These new codes include provisions to improve the ignition resistance of buildings, especially from fire brands.

Local government has 120 days to designate, by ordinance, very high fire hazard severity zones within its jurisdiction after receiving the recommended maps.

Neighborhoods in the designated Very High Fire Severity Zone include:

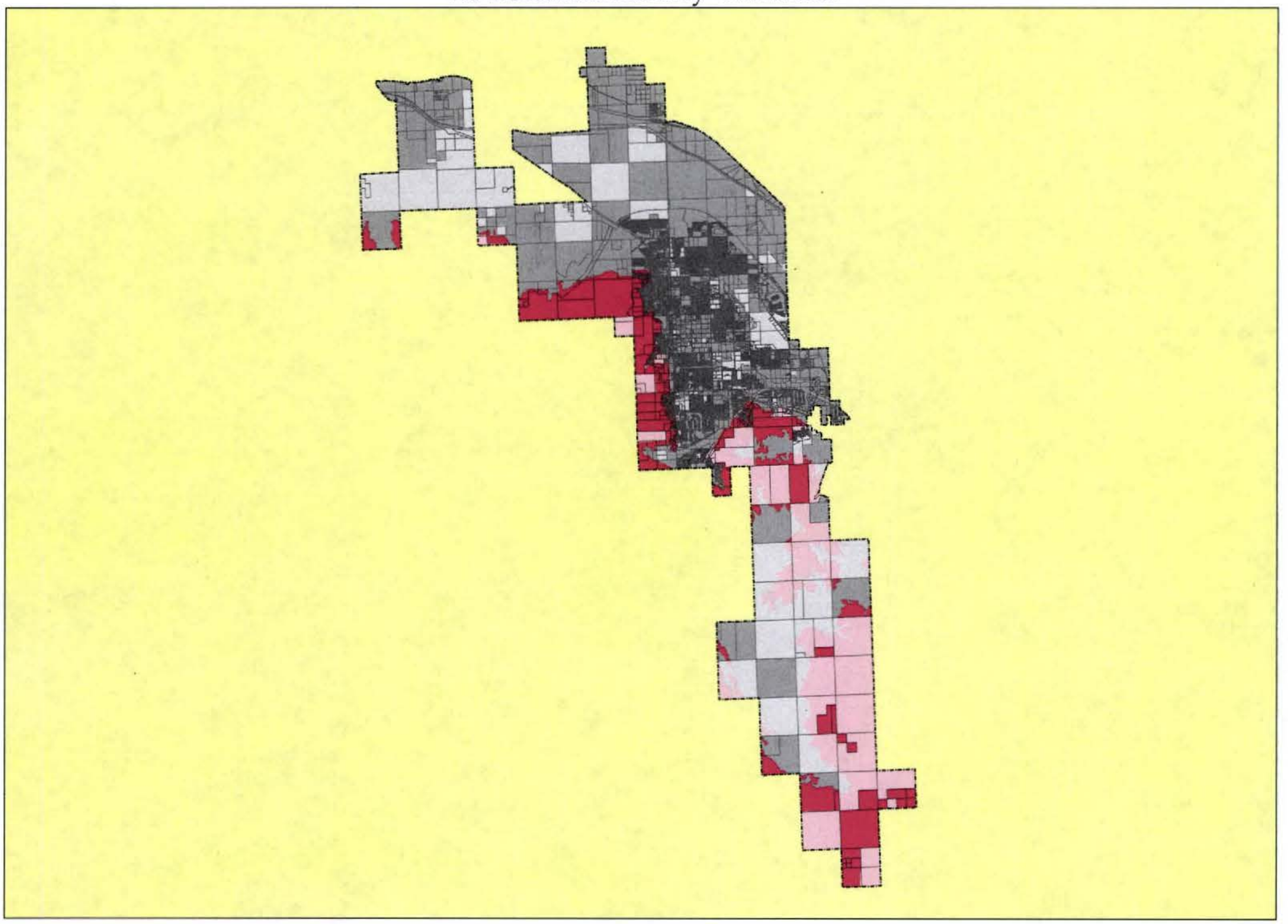
1. **Little Tuscany**
2. **Parts of Vista Las Palmas Neighborhood**
3. **Parts of the Historic Tennis Club Neighborhood**
4. **The Mesa Neighborhood**
5. **Araby Cove Neighborhood**
6. **Southridge**


Palm Springs Fire Department
Appendix M
4 Minute Travel
Stations 441, 442, 443, and 444
PSDF 443
CCFD 413
PSDF 441
PSDF 442
CATHEDRAL CITY
CCFD 412
PSDF 444
RANCHO MIRAGE
CCFD 411
Fire Stations
Palm Springs Stations
Neighboring Stations
4 Minute Travel Area
Palm Springs
0
0.5
1
2
3
Miles
N

FRAP

Palm Springs

Very High Fire Hazard Severity Zones in LRA
As Recommended by CAL FIRE



Fire Hazard Severity Zones

- VHFHSZ
- Non-VHFHSZ
- VHFHSZ
- Non-VHFHSZ

- City Boundary
- Parcels
- County Boundary

This map was developed using data products such as parcel and city boundaries provided by local government agencies. In certain cases, this includes copyrighted geographic information. The maps are for display purposes only - questions and requests related to parcel or city boundary data should be directed to the appropriate local government entity.

Projection Albers, NAD 1983
Scale 1: 60,000
at 36" x 36"
December 21, 2009

Obtain FRAP maps, data, metadata and publications on the Internet at http://frap.cdf.ca.gov
For more information, contact CAL FIRE-FRAP, PO Box 944246, Sacramento, CA 94244-2460, (916) 327-3939

Arnold Schwarzenegger, Governor,
State of California
Mike Chrisman, Secretary for Natural Resources,
The Natural Resources Agency
Del Walters, Director,
Department of Forestry and Fire Protection

MAP ID: FHSZL_c33_PalmSprings

DATA SOURCES
CAL FIRE Fire Hazard Severity Zones (FHSZL06_3)

2013 California Fire Code
Appendix L

PALM SPRINGS FIRE DEPARTMENT
DEVELOPMENT GUIDELINES

PALM SPRINGS FIRE DEPARTMENT
300 NORTH EL CIELO ROAD
PALM SPRINGS, CA, 92262

FIRE PREVENTION BUREAU CONTACTS

DEPUTY CHIEF/FIRE MARSHAL	JIM WEBB	(760) 323-8187	james.webb@palmspringsca.gov
PLANS EXAMINER II	BOB ROSE	(760) 323-8184	robert.rose@palmspringsca.gov
FIRE PREVENTION SECRETARY	JANET VINES-MOTT	(760) 323-8186	janet.vines-mott@palmspringsca.gov

TABLE OF CONTENTS

SCOPE

This guideline has been developed to assist development applicants, architects and contractors in determining the minimum requirements for fire protection systems, emergency access/gates, fire apparatus access roads and solar photovoltaic systems. It will provide the minimum design, installation, testing, and inspection procedures in the City of Palm Springs based on the following:

- Palm Springs Municipal Code, Chapter 8.04 of Title 8 and Chapter 11.02 of Title 11.
- California Fire Code 2013 Edition – CCR Title 24, Part 9, adopted as hereinafter modified including Appendix Chapter 4, Appendix A, B, BB, C, CC, F, H, I, J, K, L, M and N.
- California Code of Regulations (CCR) - Title 19.
- California Building Code 2013 Edition - CCR Title 24, Part 2.
- FM – Factory Mutual Global
- National Fire Protection Association Standards - adopted and/or most recent Editions including but not limited to:

NFPA 2:	Hydrogen Technologies Code, 2011 Edition
NFPA 11:	Standard for Low-, Medium-, and High-Expansion Foam
NFPA 12:	Standard on Carbon Dioxide Extinguishing Systems
NFPA 12A:	Standard on Halon 1301 Fire Extinguishing Systems
NFPA 13:	Standard for the Installation of Sprinkler Systems
NFPA 13D:	Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes
NFPA 13R:	Standard for the Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height
NFPA 14:	Standard for the Installation of Standpipe and Hose Systems
NFPA 15:	Standard for Water Spray Fixed Systems for Fire Protection
NFPA 16:	Standard for the Installation of Foam-Water Sprinkler and Foam-Water Spray Systems
NFPA 17:	Standard for Dry Chemical Extinguishing Systems
NFPA 17A:	Standard for Wet Chemical Extinguishing Systems
NFPA 20:	Standard for the Installation of Stationary Pumps for Fire Protection
NFPA 22:	Standard for Water Tanks for Private Fire Protection
NFPA 24:	Standard for the Installation of Private Fire Service Mains and their Appurtenances
NFPA 25:	Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems
NFPA 30:	Flammable and Combustible Liquids Code
NFPA 30A:	Code for Motor Fuel Dispensing Facilities and Repair Garages
NFPA 30B:	Code for the Manufacture and Storage of Aerosol Products
NFPA 32:	Standard for Drycleaning Plants
NFPA 33:	Standard for Spray Application Using Flammable or Combustible Materials

NFPA 34:	Standard for Dipping, Coating and Printing Processes Using Flammable or Combustible Liquids
NFPA 37:	Standard for the Installation and Use of Stationary Combustion Engines and Gas Turbines
NFPA 51:	Standard for the Design and Installation of Oxygen-Fuel Gas Systems for Welding, Cutting, and Allied Processes
NFPA 51B:	Standard for Fire Prevention During Welding, Cutting, and Other Hot Work
NFPA 52:	Vehicular Gaseous Fuel Systems Code
NFPA 54:	National Fuel Gas Code
NFPA 55:	Compressed Gases and Cryogenic Fluids Code
NFPA 58:	Liquefied Petroleum Gas Code
NFPA 59A:	Standard for the Production, Storage, and Handling of Liquefied Natural Gas (LNG)
NFPA 70:	National Electric Code
NFPA 72:	National Fire Alarm Code®
NFPA 80:	Standard for Fire Doors and Other Opening Protectives
NFPA 86:	Standard for Ovens and Furnaces
NFPA 88A:	Standard for Parking Structures
NFPA 92:	Standard for Smoke Control Systems
NFPA 92A	Standard for Smoke Control Systems Utilizing Barriers and Pressure Differences
NFPA 92B:	Standard for Smoke Management Systems in Malls, Atria, and Large Spaces
NFPA 96:	Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations
NFPA 110:	Standard for Emergency and Standby Power Systems
NFPA 111:	Standard on Stored Electrical Energy Emergency and Standby Power Systems
NFPA 140:	Standard on Motion Picture and Television Production Studio Soundstages, Approved Production Facilities, and Production Locations
NFPA 160:	Standard for the Use of Flame Effects Before an Audience
NFPA 204:	Standard for Smoke and Heat Venting
NFPA 221:	Standard for High Challenge Fire Walls, Fire Walls, and Fire Barrier Walls
NFPA 232:	Standard for the Protection of Records
NFPA 241:	Standard for Safeguarding Construction, Alteration, and Demolition Operations
NFPA 400:	Hazardous Materials Code
NFPA 407:	Standard for Aircraft Fuel Servicing
NFPA 409:	Standard on Aircraft Hangars
NFPA 410:	Standard on Aircraft Maintenance
NFPA 434:	Code for the Storage of Pesticides
NFPA 520:	Standard on Subterranean Spaces
NFPA 560:	Standard for the Storage, Handling, and Use of Ethylene Oxide for Sterilization and Fumigation
NFPA 664:	Standard for the Prevention of Fires and Explosions in Wood Processing and Woodworking Facilities
NFPA 704:	Standard System for the Identification of the Hazards of Materials for Emergency Response
NFPA 720:	Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment
NFPA 731:	Standard for the Installation of Electronic Premises Security Systems
NFPA 750:	Standard on Water Mist Fire Protection Systems
NFPA 853:	Standard for the Installation of Stationary Fuel Cell Power Systems
NFPA 909:	Code for the Protection of Cultural Resources Properties - Museums, Libraries, and Places of Worship

NFPA 914: Code for Fire Protection of Historic Structures
NFPA 1123: Code for Fireworks Display
NFPA 1126: Standard for the Use of Pyrotechnics Before a Proximate Audience
NFPA 1141: Standard for Fire Protection Infrastructure for Land Development in Suburban and Rural Areas
NFPA 1142: Standard on Water Supplies for Suburban and Rural Fire Fighting

NFPA2001: Standard on Clean Agent Fire Extinguishing Systems

- UL – Underwriters Laboratories Inc.

The Authority Having Jurisdiction in determining compliance with the above codes and standards shall be the Palm Springs Fire Department. The fire code official may waive or modify these requirements based on unforeseen circumstances or other mitigating factors.

WATER AGENCY/DISTRICT CONTACTS SERVICING PALM SPRINGS

Service Area
Palm Springs south of Interstate 10

Desert Water Agency
1200 S. Gene Autry Trail
Palm Springs, CA 92264
(760) 323-4971
www.dwa.org

Service Area
Palm Springs north of Interstate 10

Mission Springs Water District
66575 2nd Street
Desert Hot Springs, CA 92240
(760) 329-6448
www.mswd.org

1.0 WATER AGENCY/DISTRICT REQUIREMENTS

1.1 Contractors or developers will contact the Water Agency/District and request the following information to facilitate designing private fire service mains and fire sprinkler systems:

- Water service size, material type and schedule.
- Length of service, fittings and valves installed.
- Water meter manufacturer, model and size (if fire service is metered)
- Backflow manufacturer, model, size and arrangement.

1.2 The Water Agency/District will assist the Fire Prevention Bureau in providing flow information for water mains or fire hydrants:

- Static pressures.
- Dynamic/residual pressures.
- Gallons per minute.
- Water main size and configuration.
- Fire Hydrant Identification Numbers used in testing and street address or location description. Indicate Fire Hydrant Identification Number where pressure readings were taken.

- The Fire Prevention Bureau attempts to conduct water flow capability tests and static pressure readings once each week with a Water Agency/District representative. Contractors are required to call 760-323-8186 to request water hydrant flow tests and static pressure readings.

2.0 PLANS AND PERMITS

2.1 When there are significant changes in occupancy, water supply, storage heights, type and quantity of storage, storage configurations, Tenant Improvements or any other changes which may affect the fire sprinkler system design, the owner, tenant or contractor shall submit plans and secure permits.

2.2 Complete plans for private fire service mains or fire sprinkler systems should be submitted for approval well in advance of installation. Plan reviews can take up to 20 working days. Submit a minimum of three (3) sets of drawings for review. Upon approval, the Fire Prevention Bureau will retain one set.

2.3 Plans shall be submitted to:

City of Palm Springs
Building and Safety Department
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

Counter Hours: Monday - Thursday, 8:00 AM – 6:00 PM

A minimum $208.00 deposit for Plan Check and Inspection Fees is required at the time of Plan Submittal. The final fee is based on fees established by Resolution of the Palm Springs City Council.

2.4 Complete listings and manufacturer's technical data sheets for all system materials shall be included with plan submittals. All system materials shall be UL listed or FM approved for fire protection service and approved by the Fire Prevention Bureau prior to installation.

2.5 Plans shall indicate all necessary engineering features, including all hydraulic reference nodes, pipe lengths and pipe diameters as required by the appropriate codes and standards. Plans and supportive data (calculations and manufacturer's technical data sheets) shall be submitted with each plan submittal. Complete and accurate legends for all symbols and abbreviations shall be provided on the plans.

The contractor shall submit a copy of their California Contractors License, Workers Compensation Insurance Certificate and Palm Springs Business License with each submittal. Contractors License and Workers Compensation Insurance shall be verified with the Contractor's License Board. The following contractors shall install the appropriate system components:

(A) General Engineering Contractor.
(C-16) Fire Protection Contractor.

(C-34) Pipeline Contractor.
(C-36) Plumbing Contractor.

2.6 "As Built Drawings and Calculations" will be required when there is a significant deviation from approved drawings and calculations.

2.7 The Fire Prevention Bureau will determine the fire flow requirements, number of fire hydrants, and hydrant spacing.

3.0 PRIVATE FIRE SERVICE MAIN

3.1 NFPA 24 shall establish the minimum requirements for the installation of private fire service mains and their appurtenances supplying automatic sprinkler systems, open sprinkler systems, water spray fixed systems, foam systems, private hydrants, monitor nozzles or standpipe systems with reference to water supplies, private hydrants and hose houses.

3.2 Private fire service mains shall be not less than eight (8) inches in diameter when serving private fire hydrants and fire sprinkler systems.

3.3 Piping with a minimum rating of class 200 installed to NFPA 24 standards is required for all private fire service mains.

3.4 All thrust blocks on private fire service mains, private fire hydrant lines and fire sprinkler laterals shall be calculated as required by NFPA 24, or use Water Agency/District Drawings. Calculations shall be submitted and the resulting dimensions of thrust blocks shall be shown on the plans. Restrained Joint Systems are allowed in lieu of thrust blocks. Minimum design working pressure shall be 200 PSI. Special design considerations may be required with high static pressures or lines in which fire pumps are installed.

3.5 Private fire service mains when supplying three (3) or more fire hydrants shall be designed with a looped water supply.

3.6 In order to isolate the fire sprinkler underground lateral from any private fire hydrant system, a non-indicating listed underground gate valve with an approved roadway box shall be required.

3.7 Non-indicating listed underground gate valves with approved roadway boxes shall be required to sectionalize no more than two commercial buildings, three residential buildings or two private fire hydrants in private fire service mains. Any deviation will require the Fire Prevention Bureau approval.

3.8 On site fire hydrants and Fire Department Connections located less than three (3) feet behind the face of a curb or when no curb is provided shall be protected by guard posts set in concrete to the following specifications:

- Constructed of steel not less than 4 inches in diameter and concrete filled.
- Spaced not more than 4 feet between posts on center.
- Set not less than 3 feet deep in a concrete footing of not less than a 15-inch diameter.

- Set with the top of the posts not less than 3 feet above ground.
- Located not less than 3 feet from the fire hydrants, post indicator valves and Fire Department connections.
- All guard posts shall be painted yellow. (Rust-Oleum safety yellow #2149 or equivalent).

3.9 The installing contractor shall provide a completed **"Contractors Material & Test Certificate for Underground Piping"** as required by NFPA 24 (2013 edition).

Double Check Detector Assemblies (Private)

3.10 All Double Check Detector Assemblies shall be UL listed/FM approved for fire protection service in compliance with NFPA 24.

3.11 All Double Check Detector Assemblies shall be installed with two tamper switches and electrically monitored at a UL listed central station service, when there are:

- 20 or more fire sprinkler heads.
- Fire sprinkler supervision and alarm, fire alarm or security systems are installed.

3.12 All Double Check Detector Assemblies shall be provided with a chain and breakaway security lock. A key shall be kept in the spare sprinkler head box and KNOX key box.

3.13 Reduced pressure zone assemblies or reduced pressure detector assemblies shall not be installed in private fire service mains and fire sprinkler systems.

Fire Department Connections

3.14 Fire Department Connections shall be installed at apparatus access roads in locations approved by the Fire Prevention Bureau. Check with the Fire Prevention Bureau prior to plan submittal. The Fire Department Connection shall extend between 30" and 36" above finished grade.

3.15 Fire Department Connections shall be visible, accessible, and installed in approved locations downstream of all Double Check Detector Assemblies. Fire Department connections shall be located within 30 feet of a public fire hydrant. Exceptions may be made by the fire code official.

3.16 Fire Department Connections shall be equipped with KNOX locking protective caps. Contact the Fire Prevention Bureau Secretary at (760) 323-8186 for a KNOX Application Form.

3.17 When the total sprinkler system demand, including hose allowance, is less than 1,000 G.P.M., the Fire Department Connection riser shall be 4" in nominal diameter and shall have a standard 2-way threaded 2 ½" connection.

3.18 When the total sprinkler system demand, including hose allowance, is 1,000 GPM to 1,199 G.P.M., the Fire Department Connection riser shall be 6" in nominal diameter and shall have a standard 3-way threaded 2 ½" connection.

3.19 When the total sprinkler system demand, including hose allowance, is greater than 1,200 G.P.M., the Fire Department Connection riser shall be 6" in nominal diameter and shall have a standard 4-way threaded 2 ½" connection.

3.20 In a building complex, where two or more buildings are served, the identification of which building is served by separate Fire Department Connections; the Fire Prevention Bureau will require signs of substantial construction to be posted at each Fire Department Connection identifying the respective buildings served. The minimum letter size shall be 1" on a contrasting background.

3.21 Fire Department Connections shall be painted red (Rust-Oleum Safety Red # 2163 or equivalent).

3.22 Fire Department Connection piping shall be ductile iron from the private fire service main to the Fire Department Connection check valve above ground. The pipe from the Fire Department Connection check valve to the Fire Department Connection shall be galvanized steel pipe. The NFPA 13R Fire Department Connection piping shall be copper from the private fire service main.

Fire Hydrants (Private)

3.23 Commercial fire hydrants with 4" x 2 1/2" x 2 1/2" outlets are required when fire flow demand is 1,500 GPM or greater. Residential fire hydrants with 4" x 2 ½" outlets are required when the fire flow demand is less than 1500 GPM. Existing residential fire hydrants that are located within 250' of a residential property line do not need to be upgraded to commercial fire hydrants if that hydrant/s can provide the required fire flow.

3.24 Private fire hydrants shall be painted red (Rust-Oleum Safety Red # 2163 or equivalent).

3.25 Blue reflective markers shall be installed to identify location of fire hydrants. These markers shall be visible from both directions of vehicle travel.

3.26 Hydraulic calculations shall be provided for all private fire hydrant systems. Calculations shall be calculated back to the point of the flow test. The fire hydrant system shall meet the fire flow requirements as required by the California Fire Code (2013 Edition).

3.27 When the private fire service main serves both fire sprinkler system(s) and private fire hydrant(s), the hydraulic calculation shall include the fire hydrant flow rate with associated private fire hydrant(s) and fire sprinkler flow rate for a minimum design of 20 PSI residual pressure for the fire hydrant (s).

Water Plans and Water Main Installation (Private)

3.28 Provide the following notes on private the fire service water main plans:

FIRE DEPARTMENT NOTES:

1. The installation of the private fire service mains shall comply with:

- *NFPA 24*
- *California Building Code (2013 Edition).*
- *California Fire Code (2013 Edition).*

- *Palm Springs Fire Prevention Development Guidelines, Appendix L*

2. *No combustibles shall be delivered to building job site prior to the water mains and fire hydrants being operational.*
3. *The following inspections are required:*
   - *Thrust block pre-pour, trench, and backfill inspection.*
   - *Underground hydrostatic test - 200 PSI for two hours.*
   - *Underground flush.*
   - *Underground final. A completed and signed* ***"Contractors Material & Test Certificate for Underground Piping"*** *form per NFPA 24 (2013 Edition)*
   - *All inspections will be conducted on Tuesdays or Thursdays. Sprinkler contractors must request inspections through the project Superintendents.*

   TO SCHEDULE INSPECTIONS CALL the Fire Prevention Bureau at (760) 323-8186 AT LEAST 48 HOURS PRIOR TO THE REQUESTED INSPECTION DATE AND TIME. Inspections are completed Tuesday and Thursday.

4. *All Double Check Detector Assemblies shall be installed with two tamper switches and electrically monitored at a UL listed central receiving station service, when there are:*
   - *20 or more fire sprinkler heads.*
   - *Fire alarms or security systems installed.*

5. *Ductile iron underground piping shall be installed beginning five feet from a building and continue into the building.*

6. *No joints shall be installed under the building.*

7. *The civil engineer who designed the water system hereby certifies that this water system is in accordance with the requirements as prescribed by the Fire Prevention Bureau, the California Fire Code (2013 Edition) and NFPA 24.*

8. *Breakaway spools or breakaway bolts are required.*

4.0 FIRE SPRINKLER SYSTEMS - NFPA 13

Controls

4.1 All control valves shall be UL Listed indicating valves.

4.2 All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures, and water-flow switches on all sprinkler systems shall be electrically supervised by a listed fire alarm control unit and monitored at a UL listed central station service.

4.3 An approved audible sprinkler flow alarm (Wheelock horn/strobe with WBB back box or equal) shall be provided on the exterior of the building in an approved location. A second horn/strobe shall be installed in the interior of the building in a normally occupied location. In multiple suite buildings, additional interior horn/strobes shall be installed in all

suites with 50 or more occupant load. Power shall be provided from a fire alarm control unit.

4.4 A dedicated electrical circuit with a circuit breaker lock shall be required for the listed fire alarm control unit.

Fire Sprinkler Risers (NFPA 13)

4.5 When more than one fire sprinkler riser is served by a single private fire service main lateral, a separate system riser with a UL Listed indicating control valve, riser check valve, water flow indicator and main drain is required for each fire sprinkler riser.

4.6 In multi-story buildings, each floor shall have a sectional riser with a UL Listed indicating control valve, riser check valve, water flow indicator and main drain.

4.7 In order to provide access to the riser for future maintenance and repair, all fire sprinkler system riser locations shall provide with a minimum 18" clearance to each side and to the front of the riser. If a riser is to be concealed by means of a wall or closet, access to the riser shall be provided by means of a door with minimum dimensions of 2'-6" x 6'-8".

Piping and Hangers (NFPA 13)

4.8 Threaded steel pipe shall have a minimum wall thickness of "Dyna-Thread" or Schedule 30 for branch lines less than 2 1/2" and Schedule 40 for all other piping.

4.9 Rolled groove and welded steel pipe shall have a minimum wall thickness of Schedule 10.

4.10 The discharge area for the main drain and inspector's test valve shall be protected with a concrete splash pad to prevent damage to landscaping during periodic testing or other appropriate means.

4.11 Trapeze hangers shall be installed according to NFPA 13. The acceptable trapeze methods as outlined in NFPA 13 shall be Schedule 10, Schedule 40 or angles. All other methods will not be accepted unless a structural engineer or the architect of record provides to the Fire Prevention Bureau calculations and diagrams wet stamped and signed for each application.

4.12 Where a beam or joist thickness will not accommodate a fastener of a required length, a through bolt with the required diameter of the bolt and washer will be acceptable. All-thread rod is not acceptable for the required bolt.

4.13 Lag bolts and screws are not acceptable for seismic bracing.

4.14 Seismic sway bracing shall use Schedule 40 pipe as a minimum.

Design (NFPA 13)

4.15 For commercial and industrial "Shell Buildings", with the potential for high-pile storage and/or wherein no specific end use is identified at the time of plan check, the sprinkler system shall provide a minimum density of .45 GPM/square foot for a 2,000 square foot design area. 286 deg. F sprinkler heads shall be used in these buildings. Roof coverage over mezzanine areas shall also be built to this standard. Any deviation from this requirement will require the Fire Prevention Bureau approval.

4.16 It is incumbent upon the sprinkler system designer to advise the building owner that the above density and design area are minimums for shell buildings; and that increases in sprinkler protection may be required based on future occupancy hazard classification, storage commodity classification, and storage configuration according to NFPA 13 and the California Fire Code (2013 Edition).

4.17 When a shell building is built without a hard lid or T-bar ceiling, the upright fire sprinklers shall be designed to the unfinished ceiling height and the density and design area for the required floor area.

4.18 Fire sprinkler design shall be limited to 90 percent of the available water supply.

4.19 *Non-combustible construction* shall be as defined by the California Building Code (2013 Edition). Wood frame construction shall be considered combustible construction regardless of materials used for surface covering.

4.20 Sprinklers with a temperature rating of not less than an intermediate temperature rating are required in all main electrical panel and meter rooms. No combustible materials shall be stored in these rooms.

4.21 Light fixtures, soffits and other potential obstructions shall not interfere with the spray patterns of fire sprinklers. The sprinkler contractor shall insure that the type and location of potential obstructions is considered in the design and installation of the system. The sprinkler contractor is responsible for coordinating and resolving conflicts in coverage patterns.

4.22 Fire sprinklers shall not be installed directly below automatic smoke and heat vents.

4.23 Inspector Test valve access panels and doors to fire sprinkler riser rooms shall have a signs with an appropriate description.

4.24 All electrical rooms, upright sprinklers at the roof or in the attic space, non-conditioned rooms or exterior sprinkler heads shall be 200 – 212 degree Fahrenheit heads.

4.25 If the attic space is less than 36 inches height and combustible construction, all upright fire sprinkler heads shall be to TYCO CC-2, AP or equal heads per NFPA 13, Section 8.15.1.6

Plans (NFPA 13)

4.26 Complete detailed work sheets and computer hydraulic calculations as required by NFPA 13 shall be included with all submittals for hydraulically designed sprinkler systems. Calculations shall extend to the point at which the water supply data was determined.

4.27 Water supply curves and system demand curves, including underground friction loss, hose allowance, and applicable in-rack sprinkler demand, shall be plotted on semi-logarithmic graph paper or computer generated graphs. Sprinkler system design, including hose demand, shall be limited to 90 percent of the available water supply. Water supply data may be obtained from the Fire Prevention Bureau by calling 760-323-8186.

4.28 If installed piping is six (6) inches or larger, structural load calculations will be required for the structural elements/systems supporting the load.

4.29 Provide separate drawings for the piping plan and reflective ceiling plan.

4.30 Provide a fire sprinkler legend including sprinkler symbol, Manufacturer, Sprinkler Identification Number (SIN), model, style, K-factor, degree, finish, escutcheon and quantity.

4.31 Provide the occupancy type of each room, ceiling heights and ceiling slopes with direction, slope pitch and ceiling height at the beginning of the slope as applicable.

4.32 Provide soffit and ceiling pocket details including widths, depths and heights.

4.33 Provide Seismic Bracing Calculations on the drawings per NFPA 13 using **Cp of 0.74 and l/r Ratio of 200**. Separate Seismic Bracing Calculations shall be provided for lateral and longitudinal braces and each pipe size. Show details of the seismic bracing and branch line restraints on the drawings. Piping individually supported by rods less than 6 in. long measured between the top of the pipe and the point of attachment to the building structure shall not be used in lieu of seismic lateral bracing.

4.34 Hydraulic Plate information shall be included on the drawings.

4.35 Provide calculations of the Number of Sprinklers to Calculate and the Number of Sprinklers on a Branch Line and list Assumed Remote Area Sq. Ft.

4.36 Mark on the drawings the Most Hydraulically Demanding Remote Area; and Zone of Influence for lateral and longitudinal seismic bracing.

4.37 In order to provide access to the riser for future maintenance and repair, all fire sprinkler system riser locations shall provide with a minimum 18" clearance to each side and to the front of the riser. If a riser is to be concealed by means of a wall or closet, access to the riser shall be provided by means of a door with minimum dimensions of 2'-6" x 6'-8".

4.38 The location of the Fire Department Connection shall be within thirty (30) feet of a public commercial fire hydrant with 4"x2½"x2½" outlets.

4.39 All Fire Department Connections shall have KNOX locking protective caps. Contact the fire prevention secretary at (760) 323-8186 for a KNOX application form.

4.40 Pipe Schedule Design shall not be used in existing systems, extension of existing systems and new systems.

4.41 Provide the following notes on fire sprinkler plans:

FIRE DEPARTMENT NOTES (NFPA 13)

1. *The installation of the sprinkler systems or modifications to existing sprinkler systems shall comply with:*

   - *NFPA 13.*
   - *California Fire Code (2013Edition)*
   - *California Building Code (2013Edition)*
   - *The City of Palm Springs Municipal Code Chapter 11.02 of Title 11.*
   - *Palm Springs Fire Department Development Guidelines, Appendix L*

2. *The Fire Prevention Bureau will require the following inspections and tests as a minimum:*

   - *Fire sprinkler piping weld inspection.*
   - *Overhead installation and hydrostatic test – 200 PSI for two hours.*
   - *Fire sprinkler system final inspection. A completed and signed* ***"Contractors Material and Test Certificate for Aboveground Piping"*** *form per NFPA 13 is required.*
   - *All inspections will be conducted on Tuesdays or Thursdays. Sprinkler contractors must request inspections through the project Superintendents.*

   TO SCHEDULE INSPECTIONS CALL the Fire Prevention Bureau at (760) 323-8186 AT LEAST 48 HOURS PRIOR TO THE REQUESTED INSPECTION DATE AND TIME. Inspections are conducted Tuesdays and Thursdays.

3. *A dedicated electrical circuit with a circuit breaker lock shall be required for the listed fire alarm control unit.*

4. *All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures, and water-flow switches on all sprinkler systems shall be electrically supervised by a listed fire alarm control unit and monitored at a UL listed central station service.*

5. *An approved audible sprinkler flow alarm (Wheelock horn/strobe with WBB back box or equal) shall be provided on the exterior of the building in an approved location. A second horn/strobe shall be installed in the interior of the building in a normally occupied location. In multiple suite buildings, additional interior horn/strobes shall be installed in all suites with 50 or more occupant load. Power shall be provided from a fire alarm control unit.*

6. *The fire sprinkler branch lines shall be restrained against excessive vertical and lateral movement by use of a wrap-around U-hook or by other approved means per NFPA 13 (2013 Edition).*

5.0 FIRE SPRINKLER SYSTEMS (NFPA 13R)

Design (NFPA 13R)

5.1 The sprinkler contractor shall calculate the friction loss for all pipes, meters, valves, fittings and other appurtenances when designing the hydraulic calculations for the NFPA 13R fire sprinkler system.

5.2 Fire sprinkler design shall be limited to 90% of the available water supply.

5.3 Fire sprinkler systems shall require a single 2 ½" Fire Department Connection when the building exceeds 2,000 Sq. Ft. or more than one story.

5.4 An inspector's test valve must be provided from a remote portion of the system. Orifice size shall be the smallest orifice of any sprinkler in the system. This valve shall be a full port ball valve with signed access panel and a copper stub outside the wall.

5.5 Access panels for fire sprinkler risers and Inspector Test valves and doors for fire sprinkler riser rooms shall have a signs with an appropriate description.

5.6 Fire sprinkler protection is required in entrance foyers.

5.7 Fire sprinkler protection is required in any sized bathroom when a walk-in closet must exit through a bathroom.

5.8 Garages, attics and outside mechanical and/or electrical rooms shall use commercial Quick Response fire sprinkler heads with a 200 – 212 deg. F temperature rating. Garage fire sprinkler spacing shall be 130 Sq. Ft. Garage fire sprinklers shall be designed for a flow rate of 13 GPM with a 4.2 K factor head and 14.8 GPM for a 5.6K factor head.

5.9 Pilot heads shall be installed per NFPA 13R

5.10 Fire sprinkler protection is required for carports, garages, and similar structures, regardless of construction, unless physically separated by a minimum of 15 feet from dwellings or other structures.

5.11 Minimum piping size shall be one (1) inch nominal.

5.12 Light fixtures, soffits and other potential obstructions shall not interfere with the spray patterns of sprinkler heads. The sprinkler contractor shall insure that the type and location of potential obstructions is considered in the design and installation of the system. The sprinkler contractor is responsible for coordinating and resolving conflicts in coverage patterns.

5.13 All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures, and water-flow switches on all sprinkler systems shall be electrically supervised by a listed fire alarm control unit and monitored at a UL listed central station service.

5.14 An approved audible sprinkler flow alarm (Wheelock horn/strobe with WBB back box or equal) shall be provided on the exterior of the building in an approved location.

5.15 A dedicated electrical circuit with a circuit breaker lock shall be required for the listed fire alarm control unit.

5.16 Additional exterior horn/strobes shall be required when there are more than four dwelling units per building.

5.17 Contractor shall provide a spare head box with sprinkler wrench and three spare sprinkler heads of each type, unless there is less than three heads of that type.

Plans (NFPA 13R)

5.18 Piping shall be detailed on drawing from public water main to riser including pipe sizes, pipe types, pipe lengths, all fittings, all valves, water meter manufacturer and model, back flow device manufacturer, model and size and elevations of house finished floor relative to fire hydrant outlet where pressures were taken.

5.19 Provide a riser detail on the drawing, including a flow control valve with a tamper switch.

5.20 Provide an Inspector Test detail on drawing.

5.21 Provide a table on the drawings for piping support spacing and one and two point sprinkler head vertical restraint spacing.

5.22 Provide a fire sprinkler legend including sprinkler symbol, Manufacturer, Sprinkler Identification Number (SIN), model, style, K-factor, degree, finish, escutcheon and quantity.

5.23 Provide occupancy type of each room, ceiling heights and ceiling slopes with direction, slope pitch and ceiling height at the beginning of the slope as applicable.

5.24 Provide soffit and ceiling pocket details including widths, depths and heights.

5.25 Provide beam details including widths, heights and spacing.

5.26 Design a looped fire sprinkler piping system where possible.

5.27 Provide location of required horn/strobes.

5.28 Provide the following notes on fire sprinkler plans:

FIRE DEPARTMENT NOTES (NFPA 13R)

1. *The installation of the sprinkler system or modifications to existing sprinkler systems shall comply with:*
   - *NFPA 13R*
   - *California Building Code (2013 Edition).*
   - *California Fire Code (2013 Edition).*
   - *The City of Palm Springs Municipal Code Chapter 11.02 of Title 11.*
   - *Palm Springs Fire Department Development Guidelines, Appendix L.*

2. *The Fire Prevention Bureau will require the following inspections and tests as a minimum:*

   - *Overhead installation and hydrostatic test – 200 PSI for two hours.*
   - *Fire sprinkler system final inspection. A completed and signed "**Contractors Material and Test Certificate for Aboveground Piping**" form per NFPA 13R is required.*

   TO SCHEDULE INSPECTIONS, CALL THE FIRE PREVENTION BUREAU AT (760) 323-8186 AT LEAST 48 HOURS PRIOR TO THE REQUESTED INSPECTION DATE AND TIME. Inspections are conducted Tuesdays and Thursdays.

3. *A dedicated electrical circuit with a circuit breaker lock shall be required for the listed fire alarm control unit.*

4. *All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures, and water-flow switches on all sprinkler systems shall be electrically supervised by a listed fire alarm control unit and monitored at a UL listed central station service.*

5. *An approved audible sprinkler flow alarm (Wheelock horn/strobe with WBB back box or equal) shall be provided on the exterior of the building in an approved location. A second horn/strobe shall be installed in the interior of the building in a normally occupied location.*

6.0 FIRE SPRINKLER SYSTEMS (NFPA 13D)

Design (NFPA 13D)

6.1 A full port ball valve shall be installed at one- and two-family Dwelling units as a shut-off valve for both domestic and fire sprinkler water supply. A shut-off valve shall be installed for the domestic water supply after the fire sprinkler system take-off.

6.2 The sprinkler system piping shall not have a separate control valve installed.

6.3 Fire sprinkler system design shall be limited to 90 percent of the available water supply.

6.4 Fire sprinkler systems shall be combined domestic and fire sprinkler service to the dwelling. Hydraulic calculations shall include 5 GPM domestic water demand at the domestic water take-off. Hydraulic calculations shall be performed with a computer hydraulic program.

6.5 The water flow switch on the fire sprinkler system shall be electrically monitored at a UL listed central station service when the dwelling has an approved household fire alarm or security system.

6.6 An inspector's test valve must be provided from a remote portion of the system. Orifice size to be the same as the smallest sprinkler in the system. This valve shall be a full port ball valve with signed access panel and a copper stub outside the wall.

6.7 Access panels for fire sprinkler risers and Inspector Test valves shall have a signs with an appropriate description.

6.8 Fire sprinkler protection is required in entrance foyers.

6.9 Fire sprinkler protection is required in any sized bathroom when a walk-in closet must exit through a bathroom.

6.10 Garages, attics and outside mechanical rooms shall use commercial Quick Response fire sprinkler heads with a 200 – 212 deg. F temperature rating. Garage fire sprinkler spacing shall be 130 Sq. Ft. Garage fire sprinklers shall be designed for a flow rate of 13 GPM with a 4.2 K factor head and 14.8 GPM for a 5.6K factor head.

6.11 Pilot heads shall be installed per California Residential Code (CRC) requirements.

6.12 All listed equipment and materials shall be installed in accordance with the terms of their listings and the manufacturer's instructions.

6.13 Fire sprinkler protection is required for carports, garages, and similar structures, regardless of construction, unless physically separated by a minimum of 15 feet from dwellings or other structures.

6.14 Piping systems shall be tested in accordance with the California Plumbing Code for multipurpose piping and NFPA 13D and manufacturer's listing and recommendations for fire sprinkler piping.

6.15 Minimum piping size shall be one (1) inch nominal. .

6.16 Light fixtures, soffits and other potential obstructions shall not interfere with the spray patterns of sprinkler heads. The sprinkler contractor shall insure that the type and location of potential obstructions is considered in the design and installation of the system. The sprinkler contractor is responsible for coordinating and resolving conflicts in coverage patterns.

6.17 Water Flow Switch and Alarm. On non-combination systems, a water flow switch shall be installed in every dwelling unit fire sprinkler system. The system shall include:

1. An approved audible sprinkler flow alarm (Wheelock horn/strobe # MT4-115-WH-VFR with WBB back box or equal) shall be provided on the exterior of the building in an approved location. The horn/strobe shall be outdoor-rated.

2. Residential Smoke Alarms (Kidde SM120X Relay / Power Supply Module connected to multi-station Kidde smoke alarms or equal and fire sprinkler flow switch) shall be interconnected so that operation of any smoke alarm or fire sprinkler flow switch causes all smoke alarms within the dwelling to sound and activate the exterior horn/strobe. The wiring of this system shall be in accordance with Kidde SM120X Relay / Power Supply Module manual and Figure 2 (see attached). The **"120 volt device wired to turn on when alarm sounds" is the exterior horn/strobe.** The **"pull for fire"** device is the **fire sprinkler flow switch.**

6.18 Contractor shall provide a spare head box with sprinkler wrench and two spare sprinkler heads of each type, unless there is less than two heads of that type.

6.19 Prescriptive pipe size method shall not be used to design sprinkler systems.

6.20 Hydraulic calculation procedures in accordance with NFPA 13 shall be used for all types of fire sprinkler systems.

6.21 Network fire sprinkler systems are prohibited.

Plans (NFPA13D)

6.22 Piping shall be detailed on drawing from public water main to riser including pipe sizes, pipe types, pipe lengths, all fittings, all valves, water meter manufacturer and model, back flow device manufacturer, model and size and elevations of house finished floor relative to fire hydrant outlet where pressures were taken.

6.23 Provide a riser detail on the drawing.

6.24 Provide an Inspector Test detail on drawing.

6.25 Provide a table on the drawings for piping support spacing and one and two point sprinkler head vertical restraint spacing.

6.26 Provide a fire sprinkler legend including sprinkler symbol, Manufacturer, Sprinkler Identification Number (SIN), model, style, K-factor, degree, finish, escutcheon and quantity.

6.27 Provide occupancy of each room, ceiling heights and ceiling slopes with direction, slope pitch and ceiling height at the beginning of the slope as applicable.

6.28 Provide soffit and ceiling pocket details including widths, depths and heights.

6.29 Provide beam details including widths, heights and spacing.

6.30 Design a looped fire sprinkler piping system where possible.

6.31 Provide the following notes on fire sprinkler plans:

FIRE DEPARTMENT NOTES (NFPA 13D)

1. *The installation of fire sprinkler systems or modifications to existing fire sprinkler systems shall comply with:*

   - *NFPA 13D*
   - *California Residential Code (2013 Edition)*
   - *California Fire Code (2013 Edition)*
   - *The City of Palm Springs Municipal Code Chapter 11.02 of Title 11.*
   - *Palm Springs Fire Department Development Guidelines, Appendix L*

2. *The Fire Prevention Bureau will require the following inspections and tests as a minimum:*
   - *Overhead installation and hydrostatic test – 200 PSI for two hours.*
   - *Final fire sprinkler and underground inspections.*

   TO SCHEDULE INSPECTIONS, CALL THE BUILDING DEPARTMENT before 12 midnight the night before the inspection @ (760) 323-8243. Inspections are conducted Monday thru Thursday.

3. Water Flow Switch and Alarm. A water flow switch shall be installed in every dwelling unit fire sprinkler system. The system shall include:
   - An approved audible sprinkler flow alarm (Wheelock horn/strobe # MT4-115-WH-VFR with WBB back box or equal) shall be provided on the exterior of the building in an approved location. The horn/strobe shall be outdoor-rated.

   - Residential Smoke Alarms (Kidde SM120X Relay / Power Supply Module connected to multi-station Kidde smoke alarms or equal and fire sprinkler flow switch) shall be interconnected so that operation of any smoke alarm or fire sprinkler flow switch causes all smoke alarms within the dwelling to sound and activate the exterior horn/strobe. The wiring of this system shall be in accordance with Kidde SM120X Relay / Power Supply Module manual and Figure 2 (see attached). The **"120 volt device wired to turn on when alarm sounds"** is the **exterior horn/strobe**. The **"pull for fire"** device is the **fire sprinkler flow switch.**

7.0 INSPECTIONS AND TESTS

7.1 Buildings must pass all the fire protection systems inspections prior to a certificate of occupancy.

7.2 The Inspection, Testing and Maintenance of Water-Based Fire Protection Systems shall comply with California Code of Regulations (CCR) Title 19.

7.3 The Fire Prevention Bureau shall require completed "**Contractors Material and Test Certificate for Underground Piping**" per NFPA 24 and "**Contractors Material and Test Certificate for Aboveground Piping**" per NFPA 13 and NFPA 13R at the time of fire sprinkler final inspection. Aboveground sprinkler system piping and underground piping will not pass final inspection until **the Fire Prevention Bureau receives all certificates**. NFPA 13D fire sprinkler systems are exempt from the above certificates.

7.4 The Fire Prevention Bureau will require the following inspections and test as a minimum:

- THRUST BLOCK PRE-POUR, TRENCH AND BACKFILL INSPECTION
  All private fire service mains shall have an inspection of the areas where the thrust blocks are to be poured prior to their installation.

- UNDERGROUND AND HYDROSTATIC TEST
  All thrust blocks and joints exposed with center loading are acceptable. Hydrostatic test is required at 200 PSI for two hours. All valves, Fire Department Connections, fire hydrants and fire sprinkler service mains shall be installed. Private fire service mains shall be complete and installed per approved plans.

- UNDERGROUND FLUSH
  Complete flushing of underground system shall be completed before any connection to the overhead sprinkler piping. Flushing shall be performed according to NFPA 24, Section 10.10.2 and referenced in NFPA 13, 13D and 13R.

- FIRE SPRINKLER PIPING WELD INSPECTION
  PRIOR TO INSTALLATION, all pipes with welded fittings shall be inspected for compliance with NFPA 13. Any pipe with welded fittings installed prior to inspection, shall be removed and inspected on the ground. Provide at this inspection, copies of certified records, as outlined in NFPA 13 to the Fire Prevention Bureau.

- OVERHEAD INSTALLATION AND HYDROSTATIC TEST
  Hydrostatic test at 200 PSI for two hours is required and **ALL AREAS MUST BE VISIBLE**. Contractor shall schedule inspections before insulating, dry walling or installation of ceilings occurs. Inspection shall review compliance with approved plans, spacing, hangers, seismic bracing, etc. All areas must remain visible for any corrections from this inspection. **A REINSPECTION OF CORRECTIONS WILL BE REQUIRED**.

The following is required prior to walk-through:

- **Approved drawings and hydraulic calculations available on site**
- **Water service to sprinkler riser shall be installed and live**
- **All HVAC registers shall be installed**
- **All electrical shall be installed for lights, ceiling fans and smoke detectors**

- FINAL SPRINKLER AND UNDERGROUND INSPECTIONS

ALL CORRECTIONS FROM PREVIOUS INSPECTIONS MUST BE COMPLETED AND SIGNED OFF.

7.5 A complete approved set of sprinkler system and private fire service main plans stamped approved (wet stamp and signature) by the Fire Prevention Bureau shall be kept on the job site at all times. **INSPECTIONS WILL NOT BE CONDUCTED WITHOUT THE APPROVED PLANS**.

7.6 The permit and inspection record card (Job Card) shall be available with the approved plans at the job site. INSPECTIONS WILL NOT BE CONDUCTED WITHOUT THE APPROPRIATE INSPECTION RECORD CARD (Job Card).

7.7 Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

Inspections presuming to give authority to violate or cancel the provisions of this guideline or of other ordinances of the jurisdiction shall not be valid.

7.8 All inspections for NFPA 13 and NFPA 13R systems will be conducted on Tuesdays or Thursdays. Sprinkler contractors must request inspections through the project Superintendents. **TO SCHEDULE INSPECTIONS CALL the Fire Prevention Bureau at (760) 323-8186 AT LEAST 48 HOURS PRIOR TO THE REQUESTED INSPECTION DATE AND TIME.**

7.9 All inspections for NFPA 13D systems must be requested and scheduled by the project Superintendents. **TO SCHEDULE INSPECTIONS, CALL THE BUILDING DEPARTMENT before 12 midnight the night before the inspection @ (760) 323-8243. Inspections are conducted Monday thru Thursday.**

8.0 EMERGENCY ACCESS & GATES

General

8.1 This section has been developed to assist development applicants, architects, contractors, and building/business owners in determining the minimum requirements for Knox Key Switches on powered access gates, Knox Boxes for non powered gates, Knox Box Vaults for residential & commercial facilities and minimum access gate requirements for fire department access during emergency responses.

Plans

8.2 Plan submittals must identify all access gates and locations of Knox access switches and Knox boxes.

Gate Access Requirements

8.3 The installation of security gates across a fire apparatus access road shall be approved by the fire chief during the plan check review. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained at all times.

8.4 A Knox key operated switch shall be installed at every automatic gate. Secured automated vehicle gates or entries shall utilize a combination of a Tomar Strobeswitch™, or approved equal, and an approved Knox key electric switch when required by the fire code official. Secured non-automated vehicle gates or entries shall utilize an approved padlock or chain (maximum link or lock shackle size of ¼ inch) when required by the fire code official.

8.5 Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

8.6 In the event of a power failure, the gates shall be defaulted or automatically transferred to a fail safe mode allowing the gate to be pushed open without the use of special knowledge or any equipment. If a two-gate system is used, the override switch must open both gates.

8.7 Gate arms securing parking lots and parking structures shall be equipped with a fire department approved dual-keyed Knox key electric switch. When activated, the arm or arms shall open to allow fire and law enforcement access.

8.8 If there is no sensing device that will automatically open the gates for exiting, a fire department approved Knox electrical override switch shall be placed on each side of the gate in an approved location.

8.9 Approved security gates shall be a minimum of 14 feet in unobstructed drive width on each side with gate in open position. An unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm) shall be provided and maintained at all times.

Building Access Requirements

8.10 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 a Knox Box Vault will be required.

8.11 Knox Box locations shall be mounted at 5 feet above grade. Show locations of Knox access controls on plan elevation views. Show requirement in plan notes. Contact the Fire Department at (760) 323-8186 for a Knox application form.

8.12 The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.

8.13 Secured emergency access gates serving apartment, town home or condominium complex courtyard must provide a key box in addition to association or facility locks. The nominal height of Knox lock box installations shall be 5 feet above grade.

Inspection Requirements

8.14 A final field inspection by the fire code official or an authorized representative is required before electronically controlled gates may become operative. Prior to final inspection, electronic gates shall remain in a locked-open position.

8.15 A final field inspection by the fire code official or an authorized representative for the installation of Knox Box Vaults is required at time of final inspection.

9.0 FIRE APPARATUS ACCESS ROADS

General

9.1 This section has been developed to assist development applicants, architects, contractors, and building/business owners in determining the minimum requirements for the design of fire apparatus access roads for consistency with the best practices of the fire code in the interest of public safety.

Plans

9.2 Detailed fire apparatus access roads shall be submitted to the Fire Department for review and approval prior to construction. Plans shall include certification from a Registered Professional Engineer stating the roads are of all weather construction and capable of supporting fire apparatus weighing 73,000 lbs G.V.W.

Requirements

9.3 Private streets shall have a minimum width of at least 20 feet, pursuant to California Fire Code 503.2.1 however, a greater width for private streets may be required by the City engineer to address traffic engineering, parking, and other issues. The Palm Springs Fire Department requirements for two-way private streets, is a minimum width of 24 feet, unless otherwise allowed by the City engineer. No parking shall be allowed in either side of the roadway. The following text, developed in concert with Engineering, Planning, and Fire is proposed as alternative text for the Circulation Element, page 4-5:

- **Local.** Primarily provides access to individual parcels of land. Minimum right-of-way is 50 feet. In Estate, Very Low and Low Density Residential neighborhoods, street widths may be reduced to 28 feet (curb face to curb face) provided that 1) additional off street parking is provided as determined by the City Engineer, the Fire Chief and Director of Planning, 2) rolled or wedge curb is provided such that vehicles may park partially out of the traveled way, and 3) pedestrian pathways or sidewalks, separated from the curb by a minimum five foot parkway, are provided.

- **Private Streets.** Private streets provide access to individual parcels of land in planned development communities approved with privately maintained access. Access may be restricted. Private street widths shall be established based on a hierarchy of primary and secondary streets and parking conditions such that uninterrupted traffic flow, pedestrian safety, and emergency access is assured.

- **Private Primary Streets** are typically the main access street in a private development or main 'ring road'. Private Primary Streets may provide access to individual parcels in a planned development as well as receive traffic from Secondary Private Streets or other parcels that do not front the street. Private Primary Streets shall be either a minimum of 32 feet wide (curb face to curb face) to accommodate on-street parking on one side and emergency access, or 36 feet wide (curb face to curb face) with on-street parking on two sides.

- **Private Secondary Streets** provide access to individual parcels in a planned development and do not receive traffic from other streets or other parcels that do not front that street. Private Secondary Streets may range in width from 28 to 32 feet (curb face to curb face) provided that 1) additional off-street (guest) parking is provided in the area of the Secondary Street as determined by the Planning Commission, 2) rolled or wedge curb is provided such that vehicles may park partially out of the traveled way, and 3) pedestrian pathways or sidewalks, separated from the curb by a minimum five foot parkway, are provided. If all three of these conditions are NOT provided, private secondary streets shall be a standard minimum 32 feet with parking on one side only.

- **Designated fire lanes** in private developments shall be not less than 24 feet wide (curb face to curb face) with no parking on either side.

- **Reduced Roadway Width**: Areas with reduced roadway width (such as entry and exit gates, entry and exit approach roads, traffic calming areas) that are under 36 feet wide require red painted curb to maintain minimum 24 foot clear width. Red curb shall be stenciled "NO PARKING" and "FIRE LANE" with white paint.

9.4 The grade of the fire apparatus access road shall within the limits established by the fire code official based on the fire department's apparatus. No grade shall exceed 12%. Grade transitions shall not exceed maximum angle of approach and angle of departure based on the fire department's apparatus as determined by the Fire Chief.

9.5 A secondary access shall be provided for all developments with 30 or more dwelling units.

9.6 Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus. The City of Palm Springs has two approved turn around provisions. One is a cul-de-sac with an outside turning radius of 45 feet from centerline. The other is a hammerhead turnaround meeting the Palm Springs Public Works and Engineering Department standard dated 9-4-02.

9.7 Fire department access roads/driveways shall be provided so that no portion of the exterior wall of the first floor of any building will be more than 150 feet from such roads.

9.8 When fences are installed that cause the distance from an approved fire department access road to exceed the maximum distance allowed in Section 503 herein, a gate shall be provided in the fence to maintain the required fire department access. The gate shall be a minimum four (4) feet in width and be equipped with a key box and/or lock accessible from both sides in accordance with Section 506 herein.

9.9 Mid Rise/High Rise: High-rise and mid-rise buildings shall be accessible on a minimum of two sides. Street access shall not be less than 15 feet or more than 30 feet from the building. Landscaping or other obstructions shall not be placed or maintained around structures in a manner so as to impair or impede accessibility for fire fighting and rescue operations.

Construction Requirements

9.10 Access for firefighting equipment shall be provided to the immediate job site at the start of construction and maintained until all construction is complete. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13'6". Fire Department access roads shall have an all weather driving surface and support a minimum weight of 73,000 lbs.

10.0 SOLAR PHOTOVOLTAIC INSTALLATION

General

10.1 This section has been developed with safety as the principal objective. The intent of this section is to assist development applicants, architects, contractors, and building/business owners with information that will aid in the designing, building, and

installation of solar photovoltaic systems in a manner that meet the objectives of both the solar photovoltaic industry and the Palm Springs Fire Department.

Plans

10.2 Plan submittals for solar photovoltaic systems are to include all necessary markings for emergency responders to isolate the solar electric system. Approved plans are required prior to construction of a solar photovoltaic system.

Markings

10.3 Photovoltaic (PV) systems must be marked. Marking is needed to provide emergency responders with appropriate warning and guidance with respect to working around and isolating the solar electric system. This can facilitate identifying energized electrical lines that connect the solar modules to the inverter, as these should not be cut when venting for smoke removal.

10.4 Materials used for marking must be weather resistant. It is recommended that Underwriters Laboratories Marking and Labeling System 969 (UL 969) be used as standard to determine weather rating. (UL listing of markings is not required).

Main Service Disconnect

10.5 For residential applications, the marking is to be placed within the main service disconnect. If the main service disconnect is operable with the service panel closed, the marking is to be placed on the outside cover.

10.6 For commercial application, the marking is to be placed adjacent to the main service disconnect in a location clearly visible from the location where the lever is operated.

10.6.1 **Marking Content and Format**

10.6.1.1 MARKING CONTENT: CAUTION: SOLAR ELECTRIC SYSTEM
10.6.1.2 RED BACKGROUND
10.6.1.3 WHITE LETTERING
10.6.1.4 MINIMUM 3/8" LETTER HEIGHT
10.6.1.5 ALL CAPITAL LETTERS
10.6.1.6 ARIAL OR SIMILAR FONT, NON-BOLD
10.6.1.7 REFLECTIVE, WEATHER RESISTANT MATERIAL SUITABLE FOR THE ENVIRONMENT

CAUTION: SOLAR ELECTRIC SYSTEM

Marking for Direct Current Conduit, Raceways, Enclosures, Cable Assemblies, and Junction Boxes

10.7 Marking is required on all interior and exterior DC conduit, raceways, enclosures, cable assemblies, and junction boxes to alert the Fire Service to avoid cutting them. Marking is to be placed on all interior and exterior DC conduit, raceways, enclosures, and cable assemblies, every 10 feet, at turns and above and/or below penetrations and all DC combiner and junction boxes.

10.7.1 Marking Content and Format

10.7.1.1 MARKING CONTENT: CAUTION: SOLAR CIRCUIT
10.7.1.2 RED BACKGROUND
10.7.1.3 WHITE LETTERING
10.7.1.4 MINIMUM 3/8" LETTER HEIGHT
10.7.1.5 ALL CAPITAL LETTERS
10.7.1.6 ARIAL OR SIMILAR FONT, NON-BOLD
10.7.1.7 REFLECTIVE, WEATHER RESISTANT MATERIAL SUITABLE FOR THE ENVIRONMENT (durable adhesive materials may meet this requirement)

CAUTION: SOLAR CIRCUIT

Inverters

10.8 The inverter is a device used to convert DC electricity from the solar system to AC electricity for use in the building's electrical system or the grid. No markings are required for the inverter.

Access, Pathways and Smoke Ventilation

10.9 Access and spacing requirements are required in order to:
- Ensure access to the roof
- Provide pathways to specific areas of the roof
- Provide for smoke ventilation opportunities area
- Provide emergency egress from the roof

10.10 Designation of ridge, hip, and valley does not apply to roofs with 2-in-12 or less pitch. All roof dimensions are measured to centerlines.

10.11 Roof access points are to be defined as areas where ladders are not placed over openings (i.e., windows or doors) and are located at strong points of building construction and in locations where they will not conflict with overhead obstructions (i.e., tree limbs, wires, or signs).

Residential Systems - Single and Two-Unit Residential Dwellings

10.12 Plan reviews are required if a system is to be installed on the roof area of a residential building.

10.12.1 Access/Pathways

a. Residential Buildings with hip roof layouts: Modules should be located in a manner that provides one (1) three-foot (3') wide clear access pathway from the eave to the ridge on each roof slope where modules are located. The access pathway should be located at a structurally strong location on the building (such as a bearing wall). (See Example 1)

b. Residential Buildings with a single ridge: Modules should be located in a manner that provides two (2) three-foot (3') wide access pathways from the eave to the ridge on each roof slope where modules are located. (See Example 2)

c. Hips and Valleys: Modules should be located no closer than one and one half (1.5) feet to a hip or a valley if modules are to be placed on both sides of a hip or valley. If the modules are to be located on only one side of a hip or valley that is of equal length then the modules may be placed directly adjacent to the hip or valley. (See Example 3)

10.12.2 Smoke Ventilation

a. The modules are to be located no higher than three feet (3') below the ridge.

Commercial Buildings and Residential Housing consisting of Three (3) or More Units

10.13 If the roof configuration is similar to residential (such as in the case of townhouses, condominiums, or single family attached buildings), the local fire department may make a determination to apply the residential access and ventilation requirements. (See Examples 5,6,7,8)

10.13.1 Access

a. There should be a minimum six foot (6') wide clear perimeter around the edges of the roof. Exception: If either axis of the building is 250 feet or less, there should be a minimum four feet (4') wide clear perimeter around the edges of the roof.

10.13.2 Pathways should be established in the design of the solar installation. Pathways should meet the following requirements:

a. Should be over structural members
b. Centerline axis pathways should be provided in both axis of the roof. Centerline axis pathways should run on structural members or over the next closest structural member nearest to the center lines of the roof
c. Should be straight line not less than 4 feet (4') clear to skylights and/or ventilation hatches
d. Should be straight line not less than 4 feet (4') clear to roof standpipes
e. Should provide not less than 4 feet (4') clear around roof access hatch with at least one not less than 4 feet (4') clear pathway to parapet or roof edge

10.13.3 Smoke Ventilation

a. Arrays should be no greater than 150 by 150 feet in distance in either axis
b. Ventilation options between array sections should be either:

1. A pathway 8 feet (8') or greater in width

2. 4 feet (4') or greater in width pathway **and** bordering on existing roof skylights or ventilation hatches

3. 4 feet (4') or greater in width pathway **and** bordering four feet (4') x 8 feet 8' "venting cutouts" every 20 feet (20') on alternating sides of the pathway

Location of Direct Current (DC) Conductors

10.14 Conduit, wiring systems, and raceways for photovoltaic circuits should be located as close as possible to the ridge or hip or valley and from the hip or valley as directly as possible to an outside wall to reduce trip hazards and maximize ventilation opportunities.

10.15 Conduit runs between sub arrays and to DC combiner boxes should use design guidelines that minimize total amount of conduit on the roof by taking the shortest path from the array to the DC combiner box. The DC combiner boxes are to be located such that conduit runs are minimized in the pathways between arrays.

10.16 To limit the hazard of cutting live conduit in venting operations, DC wiring should be run in metallic conduit or raceways when located within enclosed specs in a building and should be run, to the maximum extent possible, along the bottom of load-bearing members.

Non-Habitable Buildings

10.17 This guideline does not apply to non-habitable structures. Examples of non-habitable structures include, but are not limited to, parking shade structures, solar trellises, etc.

Ground Mounted Photovoltaic Arrays

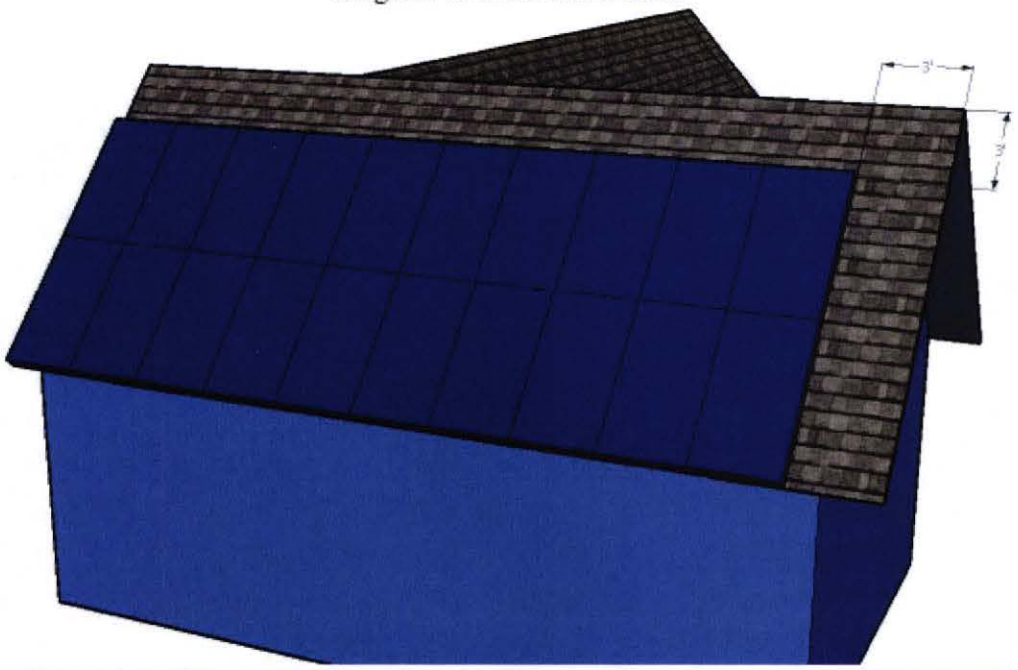
10.18 Setback requirements do not apply to ground-mounted, freestanding photovoltaic arrays. A clear brush area of ten feet (10') is required for ground mounted photovoltaic arrays.

Examples of Photovoltaic Layouts

Example **#1** Cross Gable Roof

EXAMPLE 1

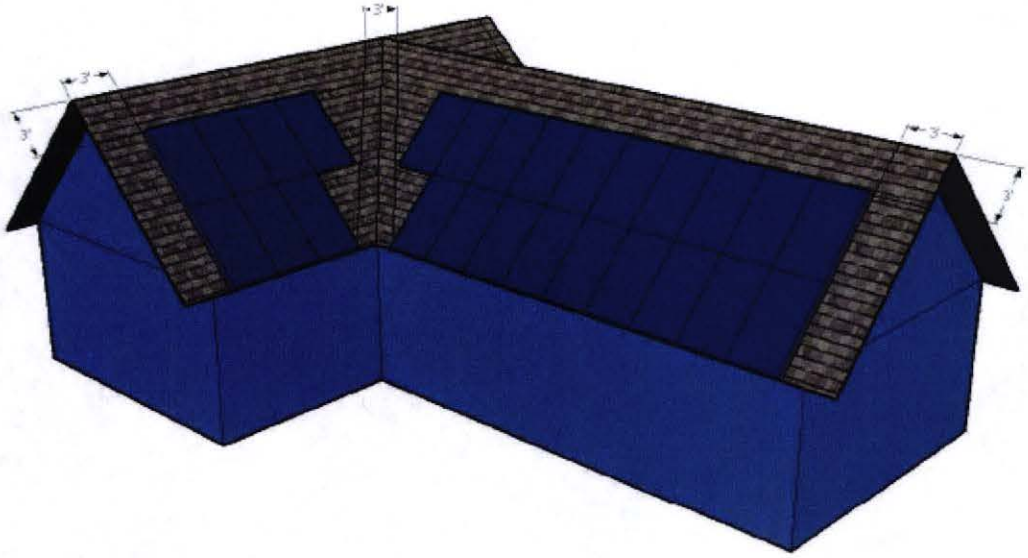
Diagram 1: Cross Gable Roof



10.19 Example #2 Cross Gable with Valley

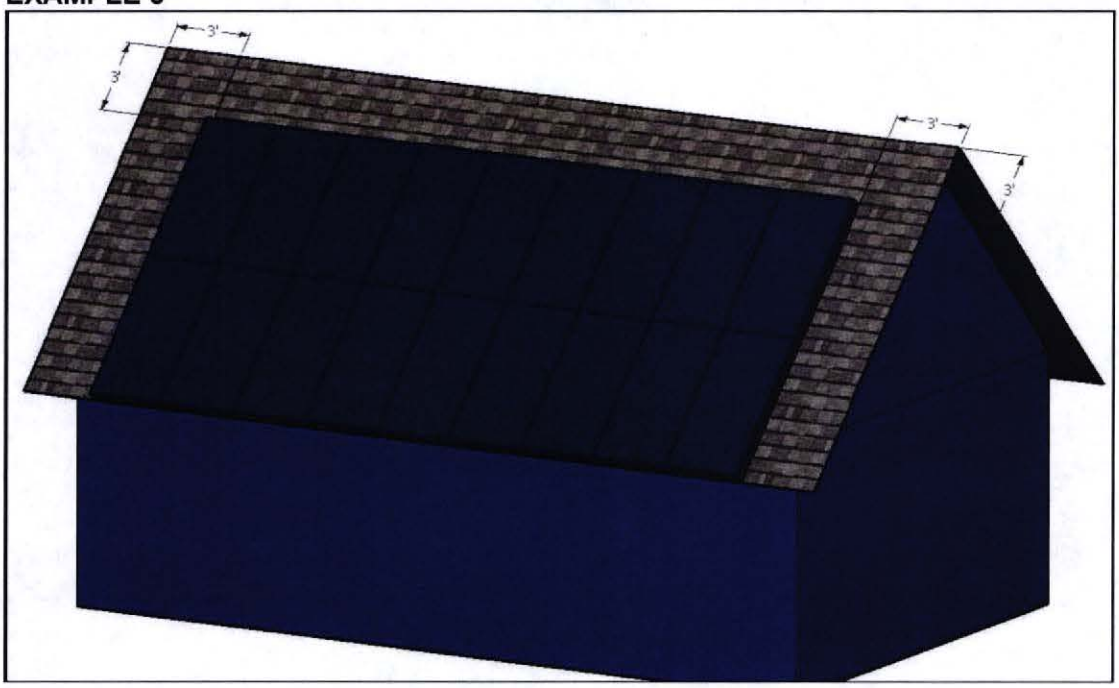
EXAMPLE 2

Diagram 2: Cross Gable with Valley



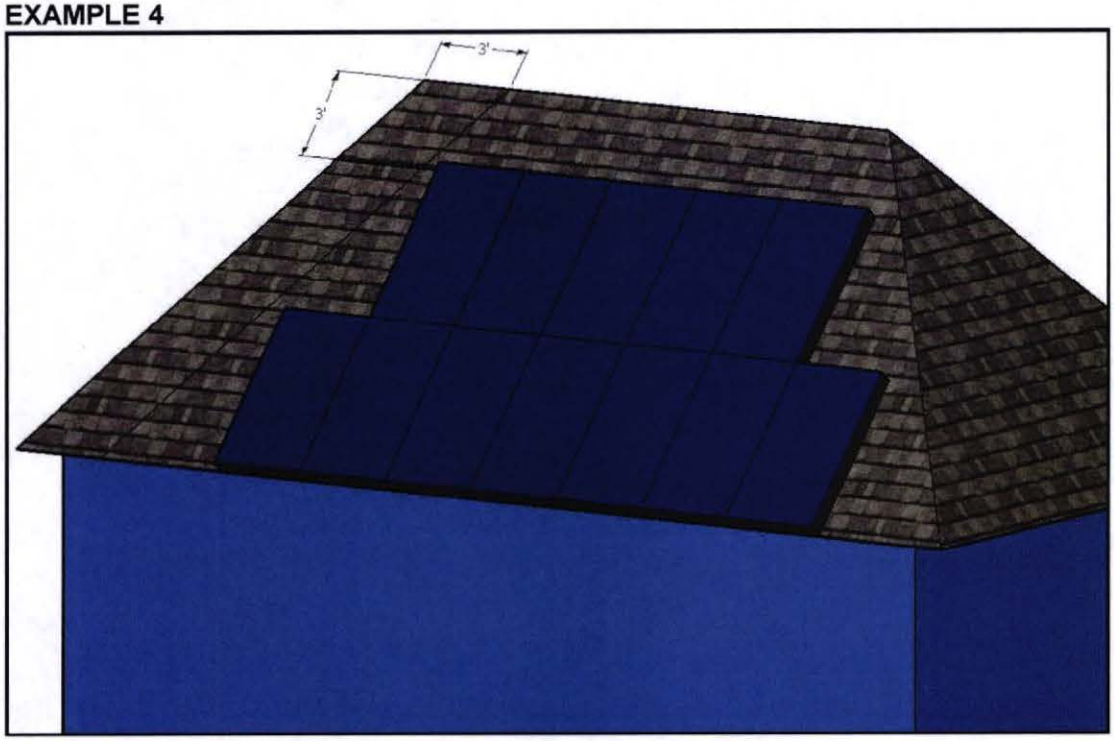
10.20 Example #3 Full Gable

EXAMPLE 3



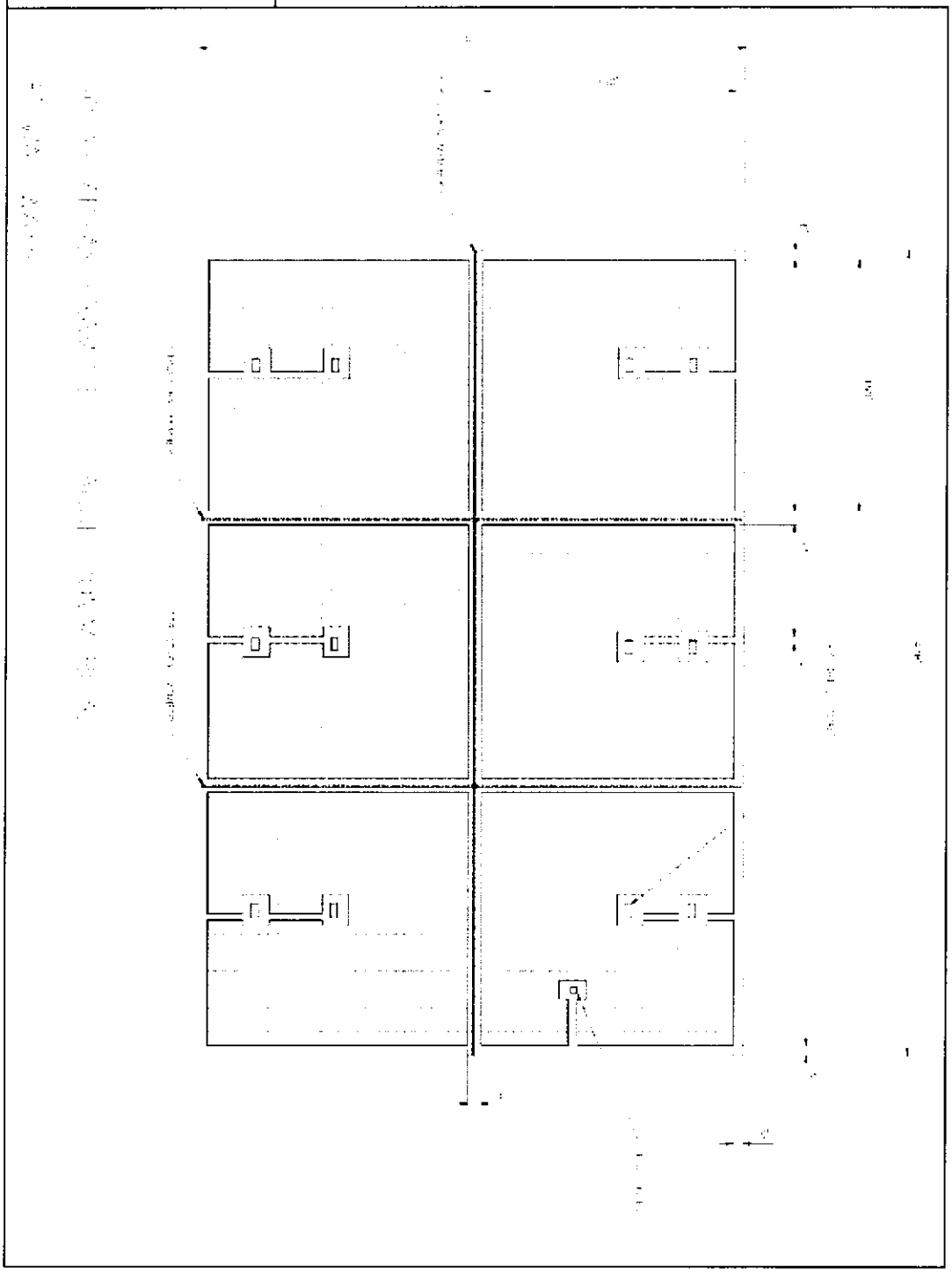
10.21 Example #4 Full Hip Roof

EXAMPLE 4



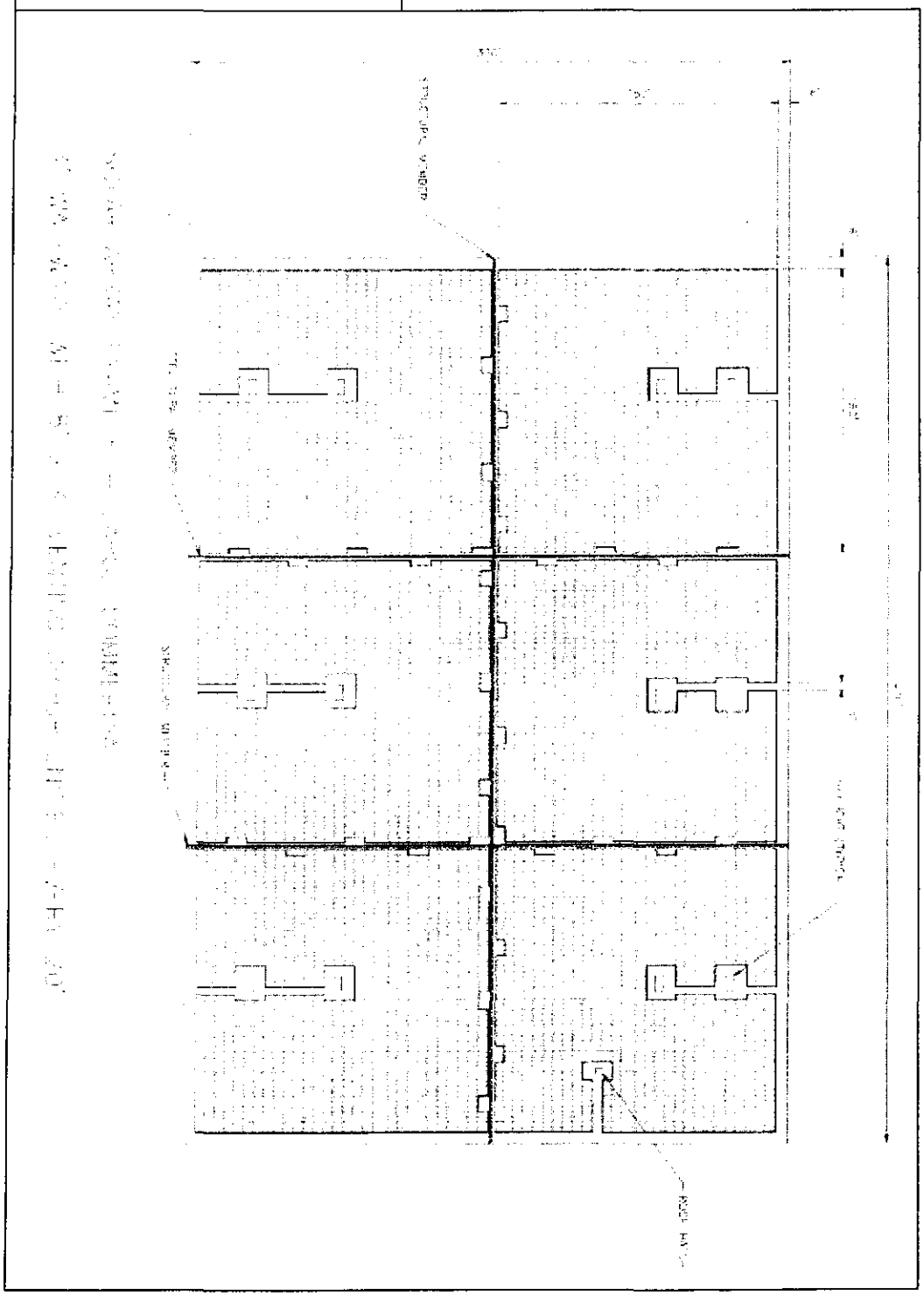
10.22 Example #5

EXAMPLE 5



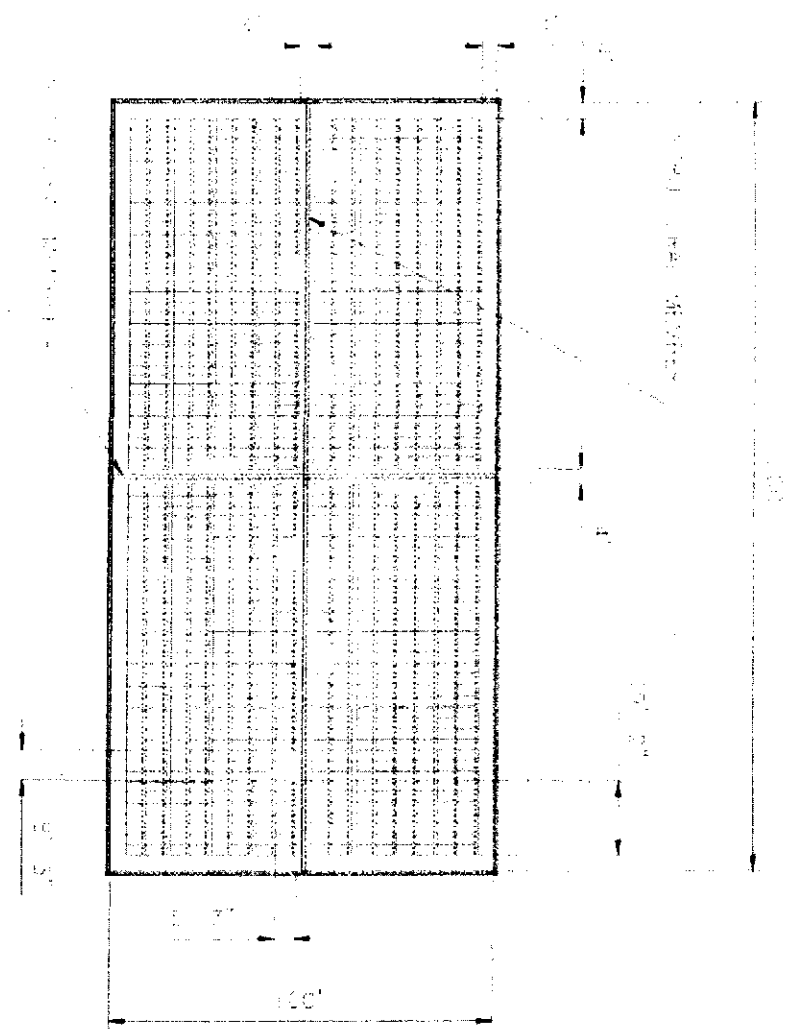
10.23 Example #6

EXAMPLE 6



10.24 Example #7

EXAMPLE 7



10.25 Example #8

EXAMPLE 8