



## CITY COUNCIL STAFF REPORT

DATE: November 16, 2016

PUBLIC HEARING

SUBJECT: PROPOSED ORDINANCES ADOPTING AND AMENDING THE 2016 CALIFORNIA BUILDING STANDARDS CODE (TITLE 24) INCLUDING THE 2016 CALIFORNIA FIRE CODE, THE 2016 CALIFORNIA BUILDING CODE, THE 2016 CALIFORNIA RESIDENTIAL CODE, THE 2016 CALIFORNIA PLUMBING CODE, THE 2016 CALIFORNIA MECHANICAL CODE, THE 2016 CALIFORNIA ELECTRICAL CODE, THE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE, THE 2016 CALIFORNIA ENERGY CODE THE 2016 CALIFORNIA EXISTING BUILDING CODE, THE 2016 CALIFORNIA HISTORIC BUILDING CODE; ADOPTING AND AMENDING THE 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE; ADOPTING THE CITY OF PALM SPRINGS BUILDING ADMINISTRATIVE CODE; AND ADOPTING THE INTERNATIONAL FIRE CODE.

FROM: David H. Ready, City Manager

BY: Building & Safety Department  
Fire Department

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### SUMMARY

The City Council will consider adoption of two ordinances that will adopt and amend the 2016 editions of the California Building Standards Codes (Title 24), which includes: 2016 Fire Code, 2016 Building Code, 2016 Plumbing Code, 2016 Mechanical Code, 2016 Electrical Code, 2016 Green Building Standards Code, 2016 Energy Code, 2016 Existing Building Code, 2016 Historic Building Code, the 2012 International Property Maintenance Code, the Palm Springs Building Administrative Code, and the International Fire Code to be effective January 1, 2017. At its November 2, 2016, meeting, the City Council introduced the two ordinances for first reading, and scheduled a Public Hearing for November 16, 2016, to consider second reading and adoption.

### RECOMMENDATION:

- 1) Open the public hearing and receive public testimony; and

- 2) Waive the second reading of the ordinance text in its entirety and adopt 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 2016 CALIFORNIA BUILDING CODE, INCLUDING APPENDICES C, I, AND J; THE 2016 CALIFORNIA RESIDENTIAL CODE, INCLUDING APPENDIX H; THE 2016 CALIFORNIA MECHANICAL CODE; THE 2016 CALIFORNIA PLUMBING CODE, INCLUDING APPENDICES A, B, D, G, I AND K; THE 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE, INCLUDING ALL APPENDICES; THE 2016 CALIFORNIA EXISTING BUILDING CODE; THE 2016 CALIFORNIA HISTORIC BUILDING CODE, INCLUDING APPENDIX A; THE 2016 CALIFORNIA ELECTRICAL CODE, INCLUDING ALL APPENDICES; THE 2016 CALIFORNIA ENERGY CODE, INCLUDING ALL APPENDICES; AND THE 2016 GREEN BUILDING STANDARDS CODE, INCLUDING ALL APPENDICES, AND 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
- 3) Waive the second reading of the ordinance text in its entirety and adopt 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 CERTAIN ADDITIONS, AMENDMENTS AND DELETIONS, THE 2016 CALIFORNIA FIRE CODE, INCLUDING APPENDIX CHAPTER 4 AND APPENDICES B, F, I, N, P AND Q; AND ADOPTING BY REFERENCE THE 2015 INTERNATIONAL FIRE CODE;" and
- 4) 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, 2016 EDITION, THE CALIFORNIA RESIDENTIAL CODE, 2016 EDITION, AND THE CALIFORNIA ELECTRICAL CODE, 2016 EDITION AND THE CALIFORNIA FIRE CODE, 2016 EDITION."

## BACKGROUND

The State's Health and Safety Code requires local governments to adopt the most recent editions of California Building Standards Codes (Title 24) related to construction. The most recent edition for 2016, to be effective January 1, 2017, include:

- 2016 California Fire Code
- 2016 California Building Code
- 2016 California Plumbing Code
- 2016 California Mechanical Code

- 2016 California Electrical Code
- 2016 California Green Building Standards Code
- 2016 California Energy Code
- 2016 California Existing Building Code
- 2016 California Historic Building Code

In 2013, the City Council also adopted the 2012 International Property Maintenance Code, which is recommended to be continued in effect and adopted as part of the City's Building Codes to be effective January 1, 2017.

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 years. At that time, the City evaluates the Building Codes to determine whether local conditions require adoption of amendments to, or deletion of, certain Building Code sections, or adoption of new Building Code sections to address Building or Fire Code standards applicable to the City of Palm Springs.

Consideration of the 2016 California Building Standards Codes is required to ensure that by January 1, 2017, when the state mandated implementation of these Codes occur, the City Council has adopted any of the changes to them that have previously been implemented by the City. An Ordinance has been prepared to adopt the Building Codes and Fire Codes, with the local amendments identified, and a Resolution has been prepared to adopt certain Findings of Fact to allow for the City's adoption of the local amendments.

This year, to be effective January 1, 2017, with the 2016 California Building Standards Codes, staff is recommending that the local amendments adopted with the 2013 California Building Standards Codes be carried forward and adopted as part of the 2016 California Building Standards Codes, with certain further amendments or deletions as noted herein.

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.

**STAFF ANALYSIS:**

The Director of Building and Safety, and the Fire Chief, recommend that the City Council adopt the 2016 Building Standards Codes 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 recommends these local amendments be adopted by City Council to ensure 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 Codes are included as Exhibits "A" and "B" to the Resolution recommended for City Council's consideration.

The following Tables identify where local amendments to the California Building Standards Codes are recommended, with a general purpose statement. Items checked as being identical to the 2013 Codes are recommended for re-adoption to be carried forward as amendments to the 2016 Codes. A complete Code Adoption Matrix is also attached which provides additional detail to each Building and Fire Code amendment that is proposed.

<b>2016 BUILDING CODE ADOPTION - OVERVIEW</b>				
<b>SECTION</b>	<b>IDENTICAL 2013</b>	<b>AMENDED</b>	<b>DELETED</b>	<b>PURPOSE</b>
90-8(A)	*			ELECTRICAL CODE AMENDMENT FOR FUTURE SOLAR
230.79(C))	*			ELECTRICAL CODE AMENDMENT FOR FUTURE SOLAR
310.10(i)	*			ELECTRICAL CODE AMENDMENT FOR UNCONDITIONED ATTICS
903.2.1.2	*			BUILDING CODE AMENDMENT RELATED TO FIRE SPRINKLERS.
903.6.1	*			BUILDING CODE AMENDMENT RELATED TO FIRE SPRINKLERS
1207.1	*			BUILDING CODE AMENDMENT RELATED TO GRADING OPERATIONS
1509.1	*			BUILDING CODE AMENDMENT RELATED TO ROOF PLATFORMS
R313.2.2	*			RESIDENTIAL CODE AMENDMENTS RELATED TO FIRE SPRINKLERS

<b>2016 FIRE CODE ADOPTION - OVERVIEW</b>				
<b>SECTION</b>	<b>IDENTICAL 2013</b>	<b>AMENDED</b>	<b>DELETED</b>	<b>PURPOSE</b>
101.1	*			ADMINISTRATIVE CODE LANGUAGE REVIEWED BY CITY ATTORNEY
101.4	*			ADMINISTRATIVE CODE LANGUAGE REVIEWED BY CITY ATTORNEY
103.4	*			ADMINISTRATIVE CODE LANGUAGE REVIEWED BY CITY ATTORNEY
109.4	*			ADMINISTRATIVE CODE LANGUAGE REVIEWED BY CITY ATTORNEY
111.4	*			ADMINISTRATIVE CODE LANGUAGE REVIEWED BY CITY ATTORNEY
202	*			FIVE MINUTE RESPONSE MAP
320	*			PARADE FLOATS
503.1.1.1	*			GATES - FOUR (4) FOOT GATE W/ KNOX BOX REQUIRED BASED ON DISTANCE FROM FIRE APPARATUS ACCESS ROAD
503.2.3	*			SURFACE - ACCESS ROADS DESIGNED TO SUPPORT 73,000 GW
503.2.4	*			TURNING RADIUS - FD ACCESS ROAD DESIGN. 25 FOOT INNER, 43 FOOT OUTER RADIUS
503.2.5	*			DEAD ENDS - APPROVED TURNAROUND REQUIRED PER CITY ENGINEERING STANDARD
503.2.9	*			AERIAL ACCESS ROADS - APPLIES TO BUILDING IN EXCESS OF 30 FEET
503.2.10	*			AERIAL ACCESS ROAD WIDTH - MINIMUM WIDTH OF 26 FEET WHEN 503.2.9 APPLIES
503.2.11	*			AERIAL ACCESS ROAD PROXIMITY - REQUIRED WHEN 503.2.9 APPLIES
503.6	*			SECURITY GATES - REQUIREMENTS FOR SECURED OR ELECTRIC GATES
506.3	*			KNOX BOX HEIGHT - REQUIREMENTS FOR KNOX BOX INSTALLATIONS

<b>2016 FIRE CODE ADOPTION - OVERVIEW</b>				
<b>SECTION</b>	<b>IDENTICAL 2013</b>	<b>AMENDED</b>	<b>DELETED</b>	<b>PURPOSE</b>
510.4.3			*	NOW PART OF FIRE CODE – NO AMENDMENT NECESSARY
901.6.1.1	*			APPROVAL REQUIRED TO REMOVE FIRE PROTECTION EQUIPMENT
903.2	*			AMENDMENT DESCRIBES WHERE FIRE SPRINKLERS ARE REQUIRED IN ALL OCCUPANCY GROUPS
903.2.1.1	*			AMENDMENT FOR FIRE SPRINKLERS IN GROUP A-1 OCCUPANCIES
903.2.1.2	*			AMENDMENT FOR FIRE SPRINKLERS IN GROUP A-2 OCCUPANCIES
903.2.1.3	*			AMENDMENT FOR FIRE SPRINKLERS IN GROUP A-3 OCCUPANCIES
903.2.1.4	*			AMENDMENT FOR FIRE SPRINKLERS IN GROUP A-4 OCCUPANCIES
903.2.1.5	*			AMENDMENT FOR FIRE SPRINKLERS IN GROUP A-5 OCCUPANCIES
903.2.3	*			AMENDMENT FOR FIRE SPRINKLERS IN GROUP E OCCUPANCIES
903.2.4	*			AMENDMENT FOR FIRE SPRINKLERS IN GROUP F-1 OCCUPANCIES
903.2.7	*			AMENDMENT FOR FIRE SPRINKLERS IN GROUP M OCCUPANCIES
903.2.9	*			AMENDMENT FOR FIRE SPRINKLERS IN GROUP S-1 OCCUPANCIES
903.2.9.1	*			AMENDMENT FOR FIRE SPRINKLERS IN REPAIR GARAGE OCCUPANCIES

<b>2016 FIRE CODE ADOPTION - OVERVIEW</b>				
<b>SECTION</b>	<b>IDENTICAL 2013</b>	<b>AMENDED</b>	<b>DELETED</b>	<b>PURPOSE</b>
903.2.10.1	*			AMENDMENT FOR FIRE SPRINKLERS IN COMMERCIAL PARKING GARAGE OCCUPANCIES
903.2.20	*			AMENDMENT FOR FIRE SPRINKLERS IN GROUP B OCCUPANCIES
903.2.22	*			AMENDMENT FOR FIRE SPRINKLERS IN GROUP F-2 OCCUPANCIES
903.3.9	*			FLOOR CONTROL VALVES – REQUIREMENTS FOR FLOOR CONTROL VALVES SERVING SPRINKLER SYSTEMS
903.6.1		*		AMENDMENT RELATED TO FIRE SPRINKLERS DUE TO INCREASED SQUARE FOOTAGE.
907.2.11.9	*			SMOKE AND CARBON MONOXIDE ALARMS
907.2.13	*			AMENDMENT FOR SMOKE ALARMS IN HIGH-RISE BUILDINGS – OCCUPIED FLOORS ABOVE 60 FEET
907.2.19	*			DEEP UNDERGROUND BUILDINGS – FIRE ALARM SYSTEM REQUIRED
914.2.1	*			FIRE SPRINKLER SYSTEM – REQUIRED IN OPEN PARKING GARAGES
914.3.1	*			FIRE SPRINKLER SYSTEM – REQUIRED IN OPEN PARKING GARAGES IN HIGH-RISE BUILDINGS
1103.11	*			CHANGE OF USE / INCREASED HAZARD – REQUIRES A FIRE ALARM SYSTEM IN NON-SPRINKLERED BUILDINGS
5614.1	*			PROHIBITS "SAFE & SANE" FIREWORKS IN CITY LIMITS
5614.2	*			FIREWORKS SEIZURES – ALLOWS FOR THE CONFISCATION OF ILLEGAL FIREWORKS

<b>2016 FIRE CODE ADOPTION - OVERVIEW</b>				
<b>SECTION</b>	<b>IDENTICAL 2013</b>	<b>AMENDED</b>	<b>DELETED</b>	<b>PURPOSE</b>
5615.1	*			AMENDMENT THAT FURTHER CLARIFIES THE USE OF NON-PERMITTED EXPLOSIVES
5704.2.11.2	*			PROHIBITS UNDERGROUND COMBUSTIBLE/FLAMMABLE FUEL TANKS IN RESIDENTIAL NEIGHBORHOODS
APPENDIX "A" A101.1			*	DELETE, TO ALLOW STATE FIRE MARSHAL TO HEAR APPEALS
APPENDIX "B" B101.1		*		AMENDMENT REGARDING ADDITIONS TO BUILDINGS WHEN SPRINKLERS ARE REQUIRED.
APPENDIX "B" B104.2	*			PROHIBITS FIRE WALLS IN LIEU OF PROVIDING FIRE SPRINKLERS
APPENDIX BB			*	ADOPTED BY STATE FIRE MARSHAL DELETE REFERENCE FROM ORDINANCE
APPENDIX C			*	ADOPTED BY STATE FIRE MARSHAL DELETE REFERENCE FROM ORDINANCE
APPENDIX CC			*	ADOPTED BY STATE FIRE MARSHAL DELETE REFERENCE FROM ORDINANCE
APPENDIX "F" F101.1	*			RECOGNIZES NFPA 704 HAZARD RANKING PLACARD REQUIREMENTS
APPENDIX H			*	ADOPTED BY STATE FIRE MARSHAL DELETE REFERENCE FROM ORDINANCE
APPENDIX "I" I101.1	*			REQUIRES FIRE DEPARTMENT AUTHORIZATION TO REMOVE FIRE PROTECTION SYSTEMS
APPENDIX "J" J101.1			*	BUILDING INFORMATION SIGN – NOT REQUIRED



2016 FIRE CODE ADOPTION - OVERVIEW				
SECTION	IDENTICAL 2013	AMENDED	DELETED	PURPOSE
APPENDIX "N" N101.1	*			REQUIREMENTS FOR TEMPORARY AMUSEMENT BUILDINGS
APPENDIX "P"	*			FIVE MINUTE RESPONSE MAP
APPENDIX "Q"	*			FIRE SEVERITY ZONE MAP

The Fire Department proposes the following local Code Amendments:

**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 fifty (50) 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.

**Change from 2013:** This language has been carried forward from the 2013 code adoption but has been amended to be less restrictive than what was adopted in 2013 while being more restrictive than the California Fire Code. In 2013, the exception was adopted with a more restrictive threshold requiring installation of sprinkler systems in residential homes whenever an addition equal to or exceeding fifteen percent (15%) of the existing floor area was proposed; at the recommendation of the Fire Chief, the threshold for requiring installation of sprinklers in existing residential homes is being increased to cases when an addition to existing residential homes exceeds fifty percent (50%) of the existing floor area.

**Purpose/Rationale:** The California Fire Code does not include a requirement for installation of fire sprinklers for existing structures that are enlarged. State code does not address this until occupancies reach established thresholds. 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 the on-duty firefighting personnel. Any interior structure fire needing more than 1,500 gallons of water fire flow to extinguish the fire (or 3,000 square feet in size) is difficult to be accomplished with 15 on-duty firefighters, therefore, the Fire Chief recommends that automatic fire sprinkler

systems be required for all buildings over 3,000 sq. ft. This is recommended not only to protect the building occupants, but to provide a high level of safety to our firefighters.

### **B101.1 Scope.**

The procedures 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 50% or less increase in square footage will not require fire flow analysis.

**Change:** This language has been carried forward from the 2013 code adoption but has been amended to be less restrictive than what was adopted in 2013 while being more restrictive than the California Fire Code. In 2013, the exception was adopted with a more restrictive threshold requiring fire flow analysis whenever an addition equal to or exceeding fifteen percent (15%) of the existing floor area was proposed; at the recommendation of the Fire Chief, the threshold for requiring fire flow analysis is being increased to cases when an addition to existing buildings exceeds fifty percent (50%) of the existing floor area.

**Purpose/Rationale:** Prior to this amendment, minor structural renovations or additions that potentially placed homeowners or business owners over the amended sprinkler square footage threshold (3,000 square feet), triggered fire sprinkler requirements. The Fire Chief recommends that for minor renovations (less than 50% of total square footage) should not trigger a requirement for fire sprinklers. The last sentence of this amendment has been added 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 existing occupancies.

The Fire Department proposes to delete the following existing local amendments:

### **A101.1 Scope**

A board of appeals shall be established within the jurisdiction for the purpose of hearing applications for modification of the requirements of the *California Fire Code*...

**Change from 2013:** This amendment is being deleted and not carried forward as part of the 2016 Code Update.

**Purpose/Rationale:** Establish a local Fire Code Board of Appeals is unnecessary as State Fire Code interpretation requests can be made directly to the Office of State Fire Marshal. Additionally, wherever Fire Code requirements are contained within the Building Codes, interpretation requests can be made to the City's existing Building Code Board of Appeals. Establishing a duplicative appeals board is not necessary.

**Appendix “BB”, “C”, “CC”, “H”**

**Change from 2013:** These Appendices are not being adopted as part of the 2016 Code Update.

**Purpose/Rationale:** These Appendices have been adopted by the State Fire Marshal in its entirety as part of the State Fire Code, and need not be adopted as part of the City’s local Fire Code amendments.

**Appendix “J”**

**J101.1 Scope**

New buildings shall have building information signs...

**Change from 2013:** This Appendix is not being adopted as part of the 2016 Code Update.

**Purpose/Rationale:** Building information signage program is not a recognized practice in California.

**LEGISLATIVE ACTION:**

At the November 2, 2016, meeting, the City Council took action to introduce the Ordinances for first reading, and pursuant to requirements in the Government Code, scheduled a public hearing for November 16, 2016, for the second reading and adoption of the Ordinances which will adopt the 2016 California Building Standards Codes, and related Codes identified for adoption.

**FISCAL IMPACT:**

The cost for enforcing updated codes and providing staff training has been included in the annual Building Department’s budget for FY 2016-2017.

SUBMITTED

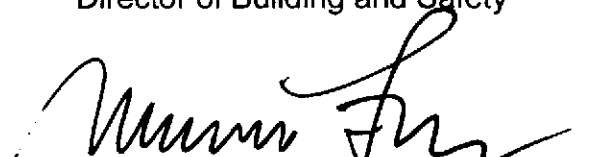


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James Zicaro  
Director of Building and Safety

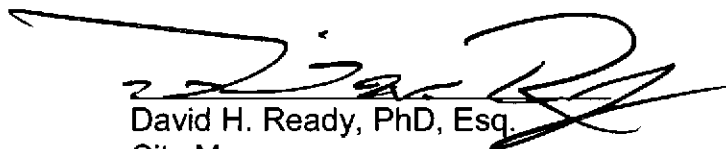
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Kevin Nalder, Fire Chief



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Marcus L. Fuller, MPA, P.E., P.L.S.  
Assistant City Manager/City Engineer



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David H. Ready, PhD, Esq.  
City Manager

Attachments:  
Ordinance (2)  
Resolution (1)  
Building Code Amendment Matrix  
Fire Code Amendment Matrix

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 2016 CALIFORNIA BUILDING CODE, INCLUDING APPENDICES C, I, AND J; THE 2016 CALIFORNIA RESIDENTIAL CODE, INCLUDING APPENDIX H; THE 2016 CALIFORNIA MECHANICAL CODE; THE 2016 CALIFORNIA PLUMBING CODE, INCLUDING APPENDICES A, B, D, G, I AND K; THE 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE, INCLUDING ALL APPENDICES; THE 2016 CALIFORNIA EXISTING BUILDING CODE; THE 2016 CALIFORNIA HISTORIC BUILDING CODE, INCLUDING APPENDIX A; THE 2016 CALIFORNIA ELECTRICAL CODE, INCLUDING ALL APPENDICES; THE 2016 CALIFORNIA ENERGY CODE, INCLUDING ALL APPENDICES; AND THE 2016 GREEN BUILDING STANDARDS CODE, INCLUDING ALL APPENDICES, AND AMENDING AND RESTATING ARTICLE IV OF CHAPTER 8.04 OF THE PALM SPRINGS MUNICIPAL CODE, ADOPTING THE CITY OF PALM SPRINGS BUILDING ADMINISTRATIVE CODE.

**CITY ATTORNEY SUMMARY**

*This Ordinance adopts and amends the 2016 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, and the City of Palm Springs Building Administrative Code.*

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 2016 California Building Code, including Appendices C, I, and J; the 2016 California Residential Code, including Appendix H; the 2016 California Mechanical Code; the 2016 California Plumbing Code, including Appendices A, B, D, G, I and K; the 2012 International Property Maintenance Code, including all Appendices; the 2016 California Existing Building Code; the 2016 California Historic Building Code, including Appendix A; the 2016 California Electrical Code, including all Appendices; the 2016 California Energy Code, including all Appendices; and the 2016 California Green Building Standards Code, including all Appendices 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 2016 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 903.2.22 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 903.3.9, Floor control valves, to read as follows:

**903.3.9 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 fifty (50) 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 907.2.11.9, Smoke and carbon monoxide alarms, to read as follows.

**907.2.11.9 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.

- 25) 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.

- 26) 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.

- 27) 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.

- 28) 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 J, Grading, the building official shall mean the City Engineer or his or her designated representative.

- 29) 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.

- 30) 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 2016 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 Section 903.2 of the Palm Springs Fire Code, Article VI of the City Palm Springs Municipal 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 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 Section 903.2 of the Palm Springs Fire Code, Article VI of the City Palm Springs Municipal 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 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 2016 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 2016 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 2016 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 2016 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 2016 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 on single family dwellings. 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.

**Exception:** Single family attached single family units. Solar ready equipped panels with a bus bar of 200 amps.

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

**(I) 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 2016 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 2016 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 BUILDING ADMINISTRATIVE CODE**

**Section:**

- 8.04.300 Part 1—Scope and Application.**
- 8.04.310 Part 2—Administration and Enforcement.**
  
- 8.04.320 (Reserved).**
- 8.04.340 Building Code Appeals Board.**

SECTION 21. 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 22. 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 ( $\frac{1}{2}$ ) 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 steel 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 niche 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 23. Section 08.04.320 of the Palm Springs Municipal Code is hereby amended and restated to read as follows:

**08.04.320 (Reserved).**

SECTION 24. 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 25. OPERATIVE DATE. The provisions of this Ordinance shall become operative on January 1, 2017, which is the effective date of the 2016 edition of the California Building Standards Codes, enacted by the State of California.

SECTION 26. 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 27. 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 \_\_\_\_\_,  
2016.

\_\_\_\_\_  
ROBERT MOON, 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 CERTAIN ADDITIONS, AMENDMENTS AND DELETIONS, THE 2016 CALIFORNIA FIRE CODE, INCLUDING APPENDIX CHAPTER 4 AND APPENDICES B, F, I, N, P AND Q; AND ADOPTING BY REFERENCE THE 2015 INTERNATIONAL FIRE CODE.

CITY ATTORNEY SUMMARY

This Ordinance adopts and amends the 2016 California Fire Code, California Code of Regulations, Title 24, Part 9, adopted by the State of California and effective on January 1, 2017, including Appendix Chapter 4 and Appendices B, F, I, and N; in addition, this Ordinance adds Appendices P (Palm Springs Fire Department Five Minute Response Time Map), and Q (Palm Springs Fire Hazard Severity Zone Map) to the Fire Code; Furthermore, this Ordinance adopts the 2015 International Fire Code, to the extent that such code is not inconsistent with the 2016 California Fire Code as amended herein.

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:**

**8.04.500 California Fire Code—Adopted.**

**8.04.510 California Fire Code—Additions, Amendments and Deletions.**

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 2016 California Fire Code, California Code of Regulations Title 24, Part 9, including Appendix Chapter 4, Appendices B, F, I, N, P, and Q 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 P.

- 7) Add new section 320, Parade floats, to read as follows:

### **SECTION 320 - PARADE FLOATS**

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

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

**320.2 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.

**320.3 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 8-3-16.

- 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 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.

- 18) 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.

- 19) Delete subsection 903.2.1.1 Group A-1
- 20) 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.

- 21) Delete subsection 903.2.1.3 Group A-3
- 22) Delete subsection 903.2.1.4 Group A-4

- 23) Delete subsection 903.2.1.5 Group A-5
- 24) 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.
- 25) 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.
- 26) 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.
- 27) 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.
- 28) 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.
- 29) 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.

30) 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.

31) 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;

32) 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.

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

**903.2.22 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.



- 34) Amend subsection 903.3.9, Floor control valves, to read as follows:

**903.3.9 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.

- 35) 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 fifty (50) 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.

- 36) Add new subsection 907.2.11.9, Smoke and carbon monoxide alarms, to read as follows:

**907.2.11.9 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.

- 37) 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.

- 38) 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.

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

- 40) Delete "Exception" to subsection 914.3.1 Automatic sprinkler system.

- 41) Add new subsection 1103.11, Increased Hazard Class in Change of Use, to read as follows:

**1103.11 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.

- 42) Add new section 5614, "Safe and Sane" and Dangerous Fireworks, to read as follows:

**SECTION 5614 –  
"SAFE AND SANE" AND DANGEROUS FIREWORKS**

**5614.1 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.

**5614.2 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.

- 43) Add new section 5615, Explosives, to read as follows:

### **SECTION 5615 – EXPLOSIVES**

**5615.1 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.

- 44) Add item 4 to subsection 5704.2.11.1, 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.

- 45) 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 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 50% or less increase in square footage will not require fire flow analysis.

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

- 47) Add Appendix “P”, Palm Springs Fire Department Five Minute Response Time Map.

- 48) Add the following language to Appendix “P”:

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.

- 49) Add Appendix “Q”, City of Palm Springs Fire Hazard Severity Zone Map.

SECTION 4. New Section 8.04.520 is hereby added to the Palm Springs Municipal Code to read as follows:

**8.04.510 International 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 2015 International Fire Code, as published by the International Code Council, Inc., including all tables and indices thereto, to the extent that such code is not inconsistent with the 2016 California Fire Code adopted and as modified by Sections 8.04.500 and 8.04.510 of the Palm Springs Municipal Code, is hereby adopted by reference as the Fire Code of the City of Palm Springs pursuant to Government Code Section 50022.1 et seq.

SECTION 5. OPERATIVE DATE. The provisions of this Ordinance shall become operative on January 1, 2017, which is the effective date of the 2016 edition of the California Fire Code, enacted by the State of California.

SECTION 6. 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 7. 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, 14TH DAY OF NOVEMBER, 2016.

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ROBERT MOON, MAYOR

ATTEST:

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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:

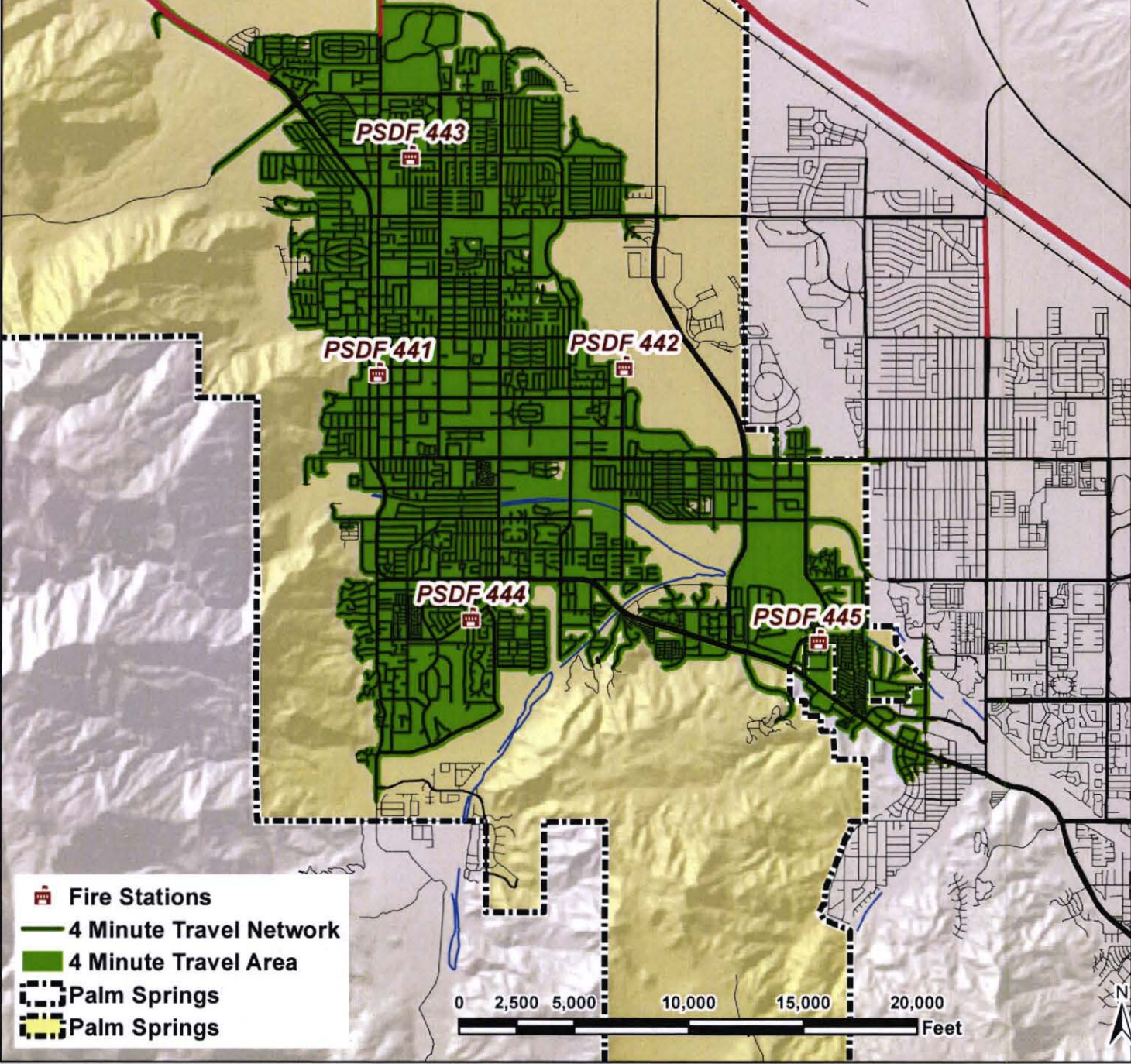
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James Thompson, City Clerk  
City of Palm Springs, California



# Palm Springs Fire Code Appendix P: Palm Springs Fire Department Five Minute Response 1 Minute Firefighter Turnout 4 Minute Travel

Travel areas mapped using Palm Springs Streets dataset  
ArcGIS Network Analyst 10.4.1  
August 2016  
M. J. Price,  
Entrada/San Juan, Inc.

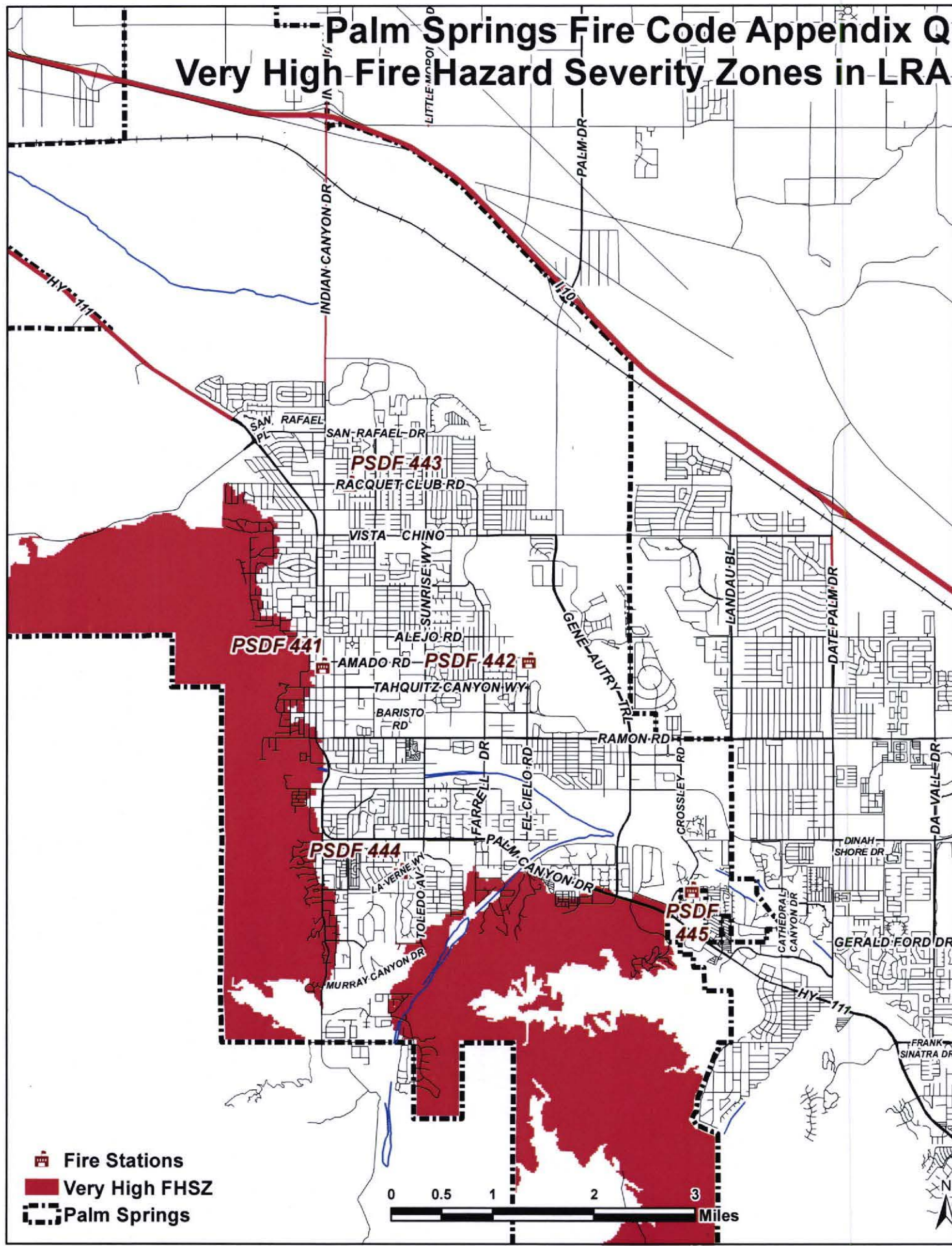



- Fire Stations
- 4 Minute Travel Network
- 4 Minute Travel Area
- Palm Springs
- Palm Springs



# Palm Springs Fire Code Appendix Q

## Very High Fire Hazard Severity Zones in LRA



-  Fire Stations
-  Very High FHSZ
-  Palm Springs



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, 2016 EDITION, THE CALIFORNIA RESIDENTIAL CODE, 2016 EDITION, AND THE CALIFORNIA ELECTRICAL CODE, 2016 EDITION AND THE CALIFORNIA FIRE CODE, 2016 EDITION.

WHEREAS, the City Council is considering adoption of the 2016 edition of the California Building Standards Code, Title 24 California Code of Regulations, which includes, without limitation, the California Building Code, California Residential Code, California Electrical Code, and California Fire Code (collectively, "State Codes"); and

WHEREAS, modifications and changes of certain provisions in the State Codes are considered reasonably necessary due to local conditions; and

WHEREAS, California Health and Safety Code Sections 17958, 17958.5 and 17958.7 govern the adoption by local governments of the various codes and certain provisions of other ordinances pertaining to methods of housing construction and said provisions require, among other things, that the adopting local government make express findings that such modifications and changes are needed before enacting said modifications and changes; and

WHEREAS, express findings of need due to local conditions have been determined by the City Council in the case of each modification and change of the Codes herein referred to.

THE CITY COUNCIL OF THE CITY OF PALM SPRINGS DOES HEREBY RESOLVE:

SECTION 1. That the set of express findings entitled "Express Findings for Local Amendments Made to the California Building Standards Code, 2016 Edition" attached to this Resolution as Exhibit "A" and the set of express findings entitled "Express Findings in connection with the City of Palm Springs amendments deletions and additions to the 2016 edition of the California Fire Code" attached to this Resolution as Exhibit "B", shall constitute the official set of express findings of need for changes as required by California Health and Safety Code Sections 17958, 17958.5 and 17958.7.



SECTION 2. The City Clerk shall forward directly to the California Building Standards Commission for filing therewith, a certified copy of this Resolution.

ADOPTED THIS 16th day of November, 2016

\_\_\_\_\_  
David H. Ready, City Manager

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, hereby certify that Resolution No. is a full, true and correct copy, and was duly adopted at an adjourned meeting of the City Council of the City of Palm Springs on the 16th day of November, 2016 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
James Thompson, City Clerk City of  
Palm Springs, California

EXHIBIT "A" TO RESOLUTION NO. \_\_\_\_

EXPRESS FINDINGS FOR LOCAL AMENDMENTS MADE  
TO THE CALIFORNIA BUILDING STANDARDS CODE,  
2016 EDITION, TITLE 24 CALIFORNIA CODE OF  
REGULATIONS PARTS 2 (BUILDING CODE), 2.5  
(RESIDENTIAL CODE), AND 3 (ELECTRICAL CODE)

Section 1. Findings.

- A. Climatic Conditions: Palm Springs has an arid desert climate with annual rainfall of less than six (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 a fire occurrence;
- B. Geographic and Topographic:
1. Palm Springs is located in the desert and contains mountains, brush and covered wild lands. Elevation ranges from 479 feet in the central business district to 4,000 feet in the mountains in the most Southern boundaries of the city limits. Topography extends from flat to a 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 and methods necessary for property occupants; and
  2. The San Andreas Fault is a major earthquake fault line located only a few miles north of Palm Springs. In addition, there are numerous minor faults located throughout Riverside County which are subject to earthquakes. In addition, Palm Springs is subject 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 2016 Edition of the California Building Standards Code provisions listed below are determined to be reasonably necessary based on the climatic and/or geographic and topographic conditions presented in Section 1 of this Resolution and as referenced in the following table:

<b><u>California Building Standards Code</u></b>	<b><u>Findings in Section 1</u></b>
<b><i>Building Code Sections</i></b>	
903.2, 903.2.1.2, 903.2.3, 903.2.4, 903.2.7, 903.2.9, 903.2.9.1, 903.2.10, 903.2.10.1, 903.2.20, 903.2.21, 903.3.9, 903.6, 907.2.11.9, 907.2.13, & 907.2.19.	Climatic, Geologic and Topographic # 1 & #2
1509	Climatic
<b><i>California Residential Code Sections</i></b>	
R313.1.2, & R313.2.2,	Climatic, Geologic and Topographic #1 and #2
<b><i>California Electrical Code Sections</i></b>	Climatic
90.8(A)	Climatic
230.79 C	Climatic
310.10(I)	Climatic

The aforementioned amendments have been incorporated in detail in Ordinance No. \_\_\_\_\_.

EXHIBIT "B" TO RESOLUTION NO. \_\_\_\_

EXPRESS FINDINGS IN CONNECTION WITH LOCAL  
AMENDMENTS MADE TO THE CALIFORNIA BUILDING  
STANDARDS CODE, 2016 EDITION, TITLE 24  
CALIFORNIA CODE OF REGULATIONS PART 9 (FIRE  
CODE)

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. In addition, Palm Springs is also subject 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.

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<u>Fire Code Section</u>	<u>Findings in Section 1</u>
319	Climatic, Geologic #2
503.1.1.1, 503.2.3, 503.2.4, 503.2.5, 503.2.9, 503.2.10, 503.2.11, 503.6	Climatic
506.3	Climatic, Geologic #2
510	Geologic #1 & #2
901	Geologic #2
903.2, 903.2.1.1, 903.2.1.2, 903.2.1.3, 903.2.1.4, 903.2.1.5, 903.2.3, 903.2.4, 903.2.7, 903.2.9, 903.2.9.1, 903.2.10.1, 903.2.20, 903.2.21, 903.3.9, 903.6.1	Climatic, Geologic #2
907.2.11.9, 907.2.13, 907.2.19	Climatic, Geologic #2
914.2.1, 914.3.1	Climatic, Geologic #2
1103.11	Climatic, Geologic #1
5614	Geologic #1
5615	Climatic
5704.2.11.1	Climatic
1103	Climatic, Geologic #2
Appendix B101.1, B104.2	Climatic, Geologic #2
Appendix O	Climatic, Geologic #2
Appendix P	Climatic, Geologic #2
Appendix Q	Climatic, Geologic #2
Appendix R	Climatic

The aforementioned amendments have been incorporated in detail in Ordinance No. \_\_\_\_\_.

EXHIBIT "A" TO RESOLUTION NO. \_\_\_\_

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2. The San Andreas Fault is a major earthquake fault line located only a few miles north of Palm Springs. In addition, there are numerous minor faults located throughout Riverside County which are subject to earthquakes. In addition, Palm Springs is subject to high wind conditions, blowing sand, flooding, landslides and wildfires. The placement of existing and new

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<b><i>California Residential Code Sections</i></b>	
R313.1.2, & R313.2.2,	Climatic, Geologic and Topographic #1 and #2
<b><i>California Electrical Code Sections</i></b>	Climatic
90.8(A)	Climatic
230.79 C	Climatic
310.10(l)	Climatic

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EXHIBIT "B" TO RESOLUTION NO. \_\_\_\_

EXPRESS FINDINGS IN CONNECTION WITH LOCAL  
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STANDARDS CODE, 2016 EDITION, TITLE 24  
CALIFORNIA CODE OF REGULATIONS PART 9 (FIRE  
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Section 1. Findings.

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503.1.1.1, 503.2.3, 503.2.4, 503.2.5, 503.2.9, 503.2.10, 503.2.11, 503.6	Climatic
506.3	Climatic, Geologic #2
510	Geologic #1 & #2
901	Geologic #2
903.2, 903.2.1.1, 903.2.1.2, 903.2.1.3, 903.2.1.4, 903.2.1.5, 903.2.3, 903.2.4, 903.2.7, 903.2.9, 903.2.9.1, 903.2.10.1, 903.2.20, 903.2.21, 903.3.9, 903.6.1	Climatic, Geologic #2
907.2.11.9, 907.2.13, 907.2.19	Climatic, Geologic #2
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1103.11	Climatic, Geologic #1
5614	Geologic #1
5615	Climatic
5704.2.11.1	Climatic
1103	Climatic, Geologic #2
Appendix B101.1, B104.2	Climatic, Geologic #2
Appendix P	Climatic, Geologic #2
Appendix Q	Climatic, Geologic #2

The aforementioned amendments have been incorporated in detail in Ordinance No. \_\_\_\_\_.

**City of Palm Springs  
2016 Building Code Amendment Matrix**

<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 Cal Building Code</i>
<p><b>101 General – Division II</b></p> <p>The administrative and enforcement provisions of this Code shall be as listed in the Palm Springs Building Administrative Code.</p> <p><b>Purpose / Rationale:</b> Consolidation of all of the local construction code administrative provisions into a single code for easy reference.</p>	<p>n/a</p>
<p><b>202 General Definitions</b></p> <p><b>FIVE MINUTE FIRE DEPARTMENT RESPONSE TIME:</b> 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.</p>	<p>n/a</p>

<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 Cal Building Code</i>
<p><b>901.6.1.1 Approval required.</b></p> <p>Prior to the removal of any fire protection system, approval shall be obtained from the fire code official.</p> <p><b>Purpose / Rationale:</b> Mirrors Fire Code. See Fire Department Matrix.</p>	<p>n/a</p>

<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 Cal Building Code</i>
<p><b>903.2 Where required.</b></p> <p>Approved automatic sprinkler systems in new buildings and structures shall be provided in locations described in Sections 903.2.1 through 903.2.22 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.</p> <p><b>Exceptions:</b> (1) Group U Occupancies of non combustibile construction; and (2) Group S-2 carports – 100% open on all sides of non-combustible construction.</p> <p>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.</p> <p><b>Exceptions:</b> (1) Group U Occupancies of non combustibile construction; and (2) Group S-2 carports – 100% open on all sides of non-combustible construction.</p> <p>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.</p> <p><b>Exception:</b> Group A-2 occupancies.</p> <p><b>Purpose / Rationale:</b> Mirrors Fire Code. See Fire Department Matrix.</p>	<p><b>903.2 Where required.</b></p> <p>Approved automatic sprinkler systems in new buildings and structures shall be provided in locations described in Sections 903.2.1 through 903.2.12</p>

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<p><b>903.2.1.1 Group A-1.</b></p> <p><b>[Deleted]</b></p> <p><b>Purpose / Rationale:</b> Mirrors Fire Code. See Fire Department Matrix.</p>	<p><b>903.2.1.1 Group A-1.</b></p> <p>An automatic sprinkler system shall be provided for Group A-1 occupancies where one of the following conditions exists:</p> <ol style="list-style-type: none"> <li>1. The fire area exceeds 12,000 square feet;</li> <li>2. The fire area has an occupant load of 300 or more;</li> <li>3. The fire area is located on a floor other than a level of exit discharge serving such occupancies; or</li> <li>4. The fire are contains a multitheater complex.</li> </ol>
<p><b>903.2.1.2 Group A-2.</b></p> <p>An automatic sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exist:</p> <ol style="list-style-type: none"> <li>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.</li> <li>2. The fire area exceeds 5,000 square feet.</li> <li>3. The fire area has an occupant load of 100 or more.</li> </ol>	<p><b>903.2.1.2 Group A-2.</b></p> <p>An automatic sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exist:</p> <ol style="list-style-type: none"> <li>1. The fire area exceeds 5,000 square feet;</li> <li>2. The fire area has an occupant load of 100 or more;</li> <li>3. The fire area is located on a floor other than a level of exit discharge serving such occupancies; or</li> <li>4. The structure exceeds 12,000 square feet, contains more than one fire area containing exhibition and display rooms, and is separated into two or more</li> </ol>

<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 Cal Building Code</i>
<p>4. The fire area is located on a floor other than a level of exit discharge serving such occupancies.</p> <p>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.</p> <p><b>Purpose / Rationale:</b> Mirrors Fire Code. See Fire Department Matrix.</p>	<p>buildings by fire walls of less than 4-hour resistance rating without openings.</p>
<p><b>903.2.1.3 Group A-3.</b></p> <p><b>[Deleted]</b></p> <p><b>Purpose / Rationale:</b> Mirrors Fire Code. See Fire Department Matrix.</p>	<p><b>903.2.1.3 Group A-3.</b></p> <p>An automatic sprinkler system shall be provided for Group A-3 occupancies where one of the following conditions exist:</p> <ol style="list-style-type: none"> <li>1. The fire area exceeds 12,000 square feet;</li> <li>2. The fire area has an occupant load of 300 or more; or</li> <li>3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.</li> </ol>

<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 Cal Building Code</i>
<p><b>903.2.1.4 Group A-4.</b></p> <p><b>[Deleted]</b></p>	<p><b>903.2.1.4 Group A-4.</b></p> <p>An automatic sprinkler system shall be provided for Group A-4 occupancies where one of the following conditions exist:</p> <ol style="list-style-type: none"> <li>1. The fire area exceeds 12,000 square feet;</li> <li>2. The fire area has an occupant load of 300 or more; or</li> <li>3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.</li> </ol>
<p><b>903.2.1.5 Group A-5.</b></p> <p><b>[Deleted]</b></p> <p><b>Purpose / Rationale:</b> Mirrors Fire Code. See Fire Department Matrix.</p>	<p><b>903.2.1.5 Group A-5.</b></p> <p>An automatic sprinkler system shall be provided for Group A-5 occupancies in the following areas: concession stands, retail areas, press boxes, and other accessory use areas in excess of 1,000 square feet.</p>

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<p><b>903.2.3 Group E.</b></p> <p>An automatic sprinkler system shall be provided for Group E occupancies as follows:</p> <ol style="list-style-type: none"> <li>1. Throughout all Group E fire areas greater than 3,000 square feet in area.</li> <li>2. Throughout every portion of educational buildings below the lowest level of exit discharge serving that portion of the building.</li> </ol> <p><b>Exception:</b> 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.</p> <p><b>Purpose / Rationale:</b> Mirrors Fire Code. See Fire Department Matrix.</p>	<p><b>903.2.3 Group E.</b></p> <p>An automatic sprinkler system shall be provided for Group E occupancies as follows:</p> <ol style="list-style-type: none"> <li>1. Throughout all Group E fire areas greater than 12,000 square feet in area.</li> <li>2. Throughout every portion of educational buildings below the lowest level of exit discharge serving that portion of the building.</li> </ol> <p><b>Exception:</b> An automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area where every classroom throughout the building has at least one exterior exit door at ground level.</p>
<p><b>903.2.4 Group F-1.</b></p> <p>An automatic sprinkler system shall be provided throughout all buildings containing a Group F occupancy where one of the following conditions exist:</p> <ol style="list-style-type: none"> <li>1. Where a Group F-1 fire area exceeds 3,000 square feet.</li> </ol>	<p><b>903.2.4 Group F-1.</b></p> <p>An automatic sprinkler system shall be provided throughout all buildings containing a Group F occupancy where one of the following conditions exist:</p> <ol style="list-style-type: none"> <li>1. A Group F-1 fire area exceeds 12,000 square feet.</li> </ol>



<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 Cal Building Code</i>
<p>3. Where the combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 3,000 square feet.</p> <p><b>Purpose / Rationale:</b> Mirrors Fire Code. See Fire Department Matrix.</p>	<p>3. The combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet.</p>
<p><b>903.2.7 Group M.</b></p> <p>An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exist:</p> <ol style="list-style-type: none"> <li>1. Where a Group M fire area exceeds 3,000 square feet.</li> <li>3. Where the combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 3,000 square feet.</li> <li>4. A Group M occupancy used for the display and sale of upholstered furniture and mattresses exceeds 3,000 square feet.</li> <li>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.</li> </ol>	<p><b>903.2.7 Group M.</b></p> <p>An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exist:</p> <ol style="list-style-type: none"> <li>1. Where a Group M fire area exceeds 12,000 square feet.</li> <li>3. Where the combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 24,000 square feet.</li> <li>4. A Group M occupancy used for the display and sale of upholstered furniture and mattresses exceeds 5,000 square feet.</li> <li>5. The structure exceeds 24,000 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</li> </ol>

<b>Proposed Additions/Amendments/Deletions</b>	<b>2016 Cal Building Code</b>
<p><b>Purpose / Rationale:</b> Mirrors Fire Code. See Fire Department Matrix.</p>	<p>without openings.</p>
<p><b>903.2.9 Group S-1.</b></p> <p>An automatic sprinkler system shall be provided throughout buildings containing a Group S-1 occupancy where one of the following conditions exist:</p> <ol style="list-style-type: none"> <li>1. A Group S-1 fire area exceeds 3,000 square feet.</li> <li>3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 3,000 square feet.</li> <li>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.</li> </ol> <p><b>Purpose / Rationale:</b> Mirrors Fire Code. See Fire Department Matrix.</p>	<p><b>903.2.9 Group S-1.</b></p> <p>An automatic sprinkler system shall be provided throughout buildings containing a Group S-1 occupancy where one of the following conditions exist:</p> <ol style="list-style-type: none"> <li>1. A Group S-1 fire area exceeds 12,000 square feet.</li> <li>3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet.</li> <li>4. A Group S-1 fire area used for the storage of commercial trucks or buses where the fire area exceeds 5,000 square feet.</li> </ol>
<p><b>903.2.9.1 Repair garages.</b></p> <p>An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406.8 of the California Building Code, as shown:</p> <ol style="list-style-type: none"> <li>1. Buildings two or more stories in height, including</li> </ol>	<p><b>903.2.9.1 Repair garages.</b></p> <p>An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406.8 of the California Building Code, as shown:</p> <ol style="list-style-type: none"> <li>1. Buildings having two or more stories above</li> </ol>

<b>Proposed Additions/Amendments/Deletions</b>	<b>2016 Cal Building Code</b>
<p>basements, with a fire area containing a repair garage exceeding 3,000 square feet.</p> <p>2. One-story buildings with a fire area containing a repair garage exceeding 3,000 square feet.</p> <p>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.</p> <p><b>Purpose / Rationale:</b> Mirrors Fire Code. See Fire Department Matrix.</p>	<p>grade plane, including basements, with a fire area containing a repair garage exceeding 10,000 square feet.</p> <p>2. Buildings no more than one story above grade plane, with a fire area containing a repair garage exceeding 12,000 square feet.</p> <p>4. A Group S-1 fire area used for the repair of commercial trucks or buses where the fire area exceeds 5,000 square feet.</p>
<p><b>903.2.10 Group S-2 enclosed parking garages.</b></p> <p>An automatic sprinkler system shall be provided throughout all buildings classified as enclosed parking garages in accordance with Section 406.6 of the California Building Code as follows:</p> <p>1. A Group S-2 fire area exceeds 3,000 square feet; or</p> <p style="padding-left: 40px;"><b>Exception:</b> Group S-2 carports – 100% open on all sides of non-combustible construction.</p> <p>2. Where the enclosed parking garage is located beneath other groups.</p> <p><b>Purpose / Rationale:</b> Mirrors Fire Code. See Fire Department Matrix.</p>	<p><b>903.2.10 Group S-2 enclosed parking garages.</b></p> <p>An automatic sprinkler system shall be provided throughout all buildings classified as enclosed parking garages in accordance with Section 406.4 as follows:</p> <p>1. Where the fire area of an enclosed parking A Group S-2 fire area exceeds 3,000 square feet; or</p> <p style="padding-left: 40px;"><b>Exception:</b> Group S-2 carports – 100% open on all sides of non-combustible construction.</p>

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<p><b>903.2.10.1 Commercial parking garages.</b></p> <p>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.</p> <p><b>Purpose / Rationale:</b> Mirrors Fire Code. See Fire Department Matrix.</p>	<p><b>903.2.10.1 Commercial parking garages.</b></p> <p>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.</p>
<p><b>903.2.20 Group B.</b></p> <p>An automatic sprinkler system shall be provided throughout all new buildings containing a Group B occupancy that exceeds 3,000 square feet.</p> <p><b>Purpose / Rationale:</b> Mirrors Fire Code. See Fire Department Matrix.</p>	<p>n/a</p>
<p><b>903.2.22 Group F-2.</b></p> <p>An automatic sprinkler system shall be provided throughout any new building containing a Group F-2 occupancy that exceeds 3,000 square feet.</p> <p><b>Purpose / Rationale:</b> Mirrors Fire Code. See Fire Department Matrix.</p>	<p>n/a</p>

<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 Cal Building Code</i>
<p><b>903.3.8 Floor control valves.</b></p> <p>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.</p> <p><b>Purpose / Rationale:</b> Mirrors Fire Code. See Fire Department Matrix.</p>	<p><b>903.3.8 Floor control valves.</b></p> <p>Floor control valves and waterflow detection assemblies shall be installed at each floor where any of the following occur:</p> <ol style="list-style-type: none"> <li>1. Buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department vehicle access.</li> <li>2. Buildings that are four or more stories in height.</li> <li>3. Buildings that are two or more stories below the highest level of fire department vehicle access.</li> </ol> <p><b>Exception:</b> Group R-3 and R-3.1 occupancies floor control valves and waterflow detection assemblies shall not be required.</p>
<p><b>903.6.1 Increased square footage.</b></p> <p>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.</p> <p><b>Exceptions:</b> (1) One and two-family dwellings and manufactured homes; and (2) additions to occupancies equating fifty (50) percent or less of total floor area. Fire</p>	<p>n/a</p>

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<p>sprinkler requirements for these occupancies shall be determined based on California Fire Code Table B105.1 – Minimum Required Fire Flow For Buildings.</p> <p><b>Purpose / Rationale:</b> Mirrors Fire Code. See Fire Department Matrix.</p>	
<p><b>907.2.11.7 Smoke and carbon monoxide alarms.</b></p> <p>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.</p> <p><b>Purpose / Rationale:</b> Mirrors Fire Code. See Fire Department Matrix.</p>	n/a

<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 Cal Building Code</i>
<p><b>907.2.13 High-rise buildings.</b></p> <p>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.</p> <p><b>Purpose / Rationale:</b> Mirrors Fire Code. See Fire Department Matrix.</p>	<p><b>907.2.13 High-rise buildings.</b></p> <p>High-rise buildings and Group I-2 occupancies having occupied floors located more than 75 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, a fire department communication system in accordance with Section 907.2.13.2 and an emergency voice/alarm communication system in accordance with Section 907.5.2.2.</p>
<p><b>907.2.19 Deep underground buildings.</b></p> <p>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.</p> <p><b>Purpose / Rationale:</b> Mirrors Fire Code. See Fire Department Matrix.</p>	<p><b>907.2.19 Deep underground buildings.</b></p> <p>Where the lowest level of a structure is more than 60 feet below the finished floor of the lowest level of exit discharge, the structure 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.</p>
<p><b>1207.1 Purpose and Scope.</b></p> <p>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.</p>	<p><b>1207.1 Scope.</b></p> <p>This section shall apply to common interior walls, partitions and floor/ceiling assemblies between adjacent dwelling units or between dwelling units and adjacent public areas such as halls, corridors, stairs or service areas.</p>

<b>Proposed Additions/Amendments/Deletions</b>	<b>2016 Cal Building Code</b>
<p><b>Purpose / Rationale:</b> Carry over from previous Code Edition. Due to the unique nature of the proximity of a commercial airport to residential properties, this amendment provides additional sound resistance to single family residences located with the airport "N" zone overlay.</p>	
<p><b>1509.1 General.</b></p> <p>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.</p> <p><b>Purpose / Rationale:</b> Addresses an oversight within the Code. Roof top equipment has always required some form of platform to protect the roof membrane and for future equipment replacement without damaging the roofing materials.</p>	<p><b>1509.1 General.</b></p> <p>The provisions of this section shall govern the construction of rooftop structures.</p>
<p><b>J101 Building official.</b></p> <p>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.</p> <p><b>Purpose / Rationale:</b> Appendix Chapter J is not a State mandated section. This change reflects the actual Department and position having authority over dust control</p>	<p>n/a</p>



<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 Cal Building Code</i>
and grading activities within the City.	
<p><b>J104.1.1 Grading designation.</b></p> <p>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.</p> <p style="padding-left: 40px;"><b>Exception:</b> 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.</p> <p><b>Purpose / Rationale:</b> Appendix Chapter J is not a State mandated section. This change reflects the actual Department and position having authority over dust control and grading activities within the City.</p>	n/a

<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 Cal Building Code</i>
<p><b>J104.2</b></p> <p><b>Dust Control.</b> 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.</p> <p><b>Engineered Grading Requirements.</b> 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.</p> <p>Specifications, when required, shall contain information covering construction and material requirements.</p> <p>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.</p>	<p>n/a</p>

<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 Cal Building Code</i>
<p>The plans shall include the following information:</p> <ol style="list-style-type: none"> <li>1. General vicinity of the proposed site.</li> <li>2. Property limits and accurate contours of existing ground and details of terrain and area drainage.</li> <li>3. Limiting dimensions, elevations or finish contours to be achieved by the grading, and proposed drainage channels and related construction.</li> <li>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.</li> <li>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.</li> <li>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</li> </ol>	

<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 Cal Building Code</i>
<p>included by reference.</p> <p>7. The dates of the soils report together with the names, addresses and phone numbers of the firms or individuals who prepared the report.</p> <p><b>Regular Grading Requirements.</b> 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.</p> <p>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."</p> <p><b>Exception:</b> 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.</p> <p><b>Purpose / Rationale:</b> Appendix Chapter J is not a State mandated section. This change reflects the actual Department and position having authority over dust control and grading activities within the City.</p>	

<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 Cal Building Code</i>

<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 Cal Building Code</i>
<p><b>89.115 Administration - General</b></p> <p>The administrative and enforcement provisions of this Code shall be as listed in the Palm Springs Building Administrative Code.</p> <p><b>Purpose / Rationale:</b> Consolidation of all of the local construction code administrative provisions into a single code for easy reference.</p>	<p>n/a</p>

Proposed Additions/Amendments/Deletions	2016 Cal Building Code
<p><b>90-8(A)(1) Provisions for Future Solar PV Energy Systems.</b></p> <p>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 terminated into the attic space. At each location, the conduit shall terminate at a two-gang, electrical junction box. Three open spaces shall be provided at the bottom of the buss to accommodate future solar PV systems.</p> <p><b>Purpose / Rationale:</b> Similar to a previous amendment which required additional space within electrical services for future solar PV systems. Due to the increased number of solar PV systems, Staff met with the solar industry to determine a means to best accommodate future solar installations. The installation of a conduit and sufficient space for future systems allows for minimum reduced construction activity and costs in installing future solar systems.</p>	<p>n/a</p>

<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 Cal Building Code</i>
<p><b>230.79 ( C ) One – family dwellings.</b></p> <p>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.</p> <p><b>Purpose / Rationale:</b> Due to the increased number of solar PV systems, Staff met with the solar industry to determine a means to best accommodate future solar installations. 100 amp services are not of sufficient size to accommodate the basis electrical loads of a standard home along with the added loads of a solar PV system. The increased panel size is a minimal cost differential and presents a substantial cost savings by not requiring a panel size upgrade at the time of solar PV installations</p>	<p><b>230.79 ( C ) One – family dwellings.</b></p> <p>For a one family dwelling, the service disconnecting means shall have a rating of not less than 100 amperes, 3-wire.</p>

<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 Cal Building Code</i>
<p><b>310.10 (l) Ambient Temperature in Exposed Attic or Unconditioned Spaces.</b></p> <p>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 degrees F.</p> <p><b>Purpose / Rationale:</b> The Electrical Code has specific wiring sizing requirements which are impacted by temperatures. The code is silent on where these temperatures occur. Based on the significant heat which occurs within attics and unconditioned spaces, this amendment acts as commentary by providing a set minimum ambient temperature for those locations.</p>	<p>n/a</p>



**City of Palm Springs  
2016 Fire Code Amendment Matrix**

**CODE NUMBERING CHANGES**

~~LANGUAGE DELETIONS~~

LANGUAGE ADDITIONS

<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 California Fire Code</i>
<p><b>101.1 Title.</b></p> <p>These regulations shall be known as the Fire Code of Palm Springs, hereinafter referred to as “this code”.</p> <p><b>Purpose/Rationale:</b> <u>This language has been carried over from the 2013 CFC code adoption.</u> This amendment restates this section of the state code that clarifies the name of the Jurisdiction.</p>	<p><b>101.1 Title.</b></p> <p>These regulations shall be known as the Fire Code of [NAME OF JURISDICTION], hereinafter referred to as “this code”.</p>

<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 California Fire Code</i>
<p><b>101.4 Severability.</b></p> <p>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.</p> <p><b>Purpose/Rationale:</b> <u>This language has been carried over from the 2013 CFC code adoption.</u> This language restates this section of the state code to provide additional legal protection to the code itself. This also is a Riverside County Fire Department amendment that is recommended for Palm Springs and has been reviewed by the city attorney.</p>	<p><b>101.4 Severability.</b></p> <p>If any section, subsection, paragraph, sentence, clause or phrase of this code is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this code.</p>

<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 California Fire Code</i>
<p><b>103.4 Liability.</b></p> <p>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.</p> <p><b>Purpose/Rationale:</b> <u>This language has been carried over from the 2013 CFC code adoption.</u> This language restates this section of the state code to provide for liability protection and cost recovery. This is also a Riverside County Fire Department amendment that is recommended for Palm Springs and has been reviewed by the city attorney.</p>	<p><b>103.4 Liability.</b></p> <p>The fire code official, member of the board of appeals, officer 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 all personal liability for any damage accruing to persons or property as a result of an act or by reason of an act or omission in the discharge of official duties.</p>

<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 California Fire Code</i>
<p><b>109.4 Violation penalties.</b></p> <p>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.</p> <p><b>Purpose/Rationale:</b> <u>This language has been carried over from the 2013 CFC code adoption.</u> This amendment restates this section of the state code that 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. Additionally, it correlates the adopted code to the Palm Springs Municipal Code where fine amounts are established, as opposed to putting them in the fire code itself. Fire code officials need the capability to enforce repeat fire code offenders.</p>	<p><b>109.4 Violation penalties.</b></p> <p>Persons who shall violate a provisions of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a [SPECIFY OFFENSE], punishable by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.</p>

<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 California Fire Code</i>
<p><b>111.4 Failure to comply.</b></p> <p>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.</p> <p><b>Purpose/Rationale:</b> <u>This language has been carried over from the 2013 CFC code adoption.</u> This amendment restates this section of the state code and is consistent with the administrative citation process established and used by building and fire officials in Palm Springs. It has been reviewed by city attorney.</p>	<p><b>111.4 Failure to comply.</b></p> <p>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 liable to a fine of not less than [AMOUNT] dollars or more than [AMOUNT] dollars.</p>

<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 California Fire Code</i>
<p><b>202 General Definitions</b></p> <p><b>FIVE MINUTE FIRE DEPARTMENT RESPONSE TIME:</b> 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 P.</p> <p><b><u>Purpose/Rationale:</u></b> <u>This language has been carried over from the 2013 CFC code adoption.</u> The five minute response time code amendment was developed in 1979 when the local fire sprinkler ordinance was first adopted. Knowing the five minute response time boundaries requires a map to predetermine the areas of response outside of five minutes from any fire station. This map is necessary when making a determination for the installation of automatic fire sprinkler systems in those areas. The five minute definition is based on NFPA standards for response and was developed by Entrada, a third party contractor using historical response times and GIS data. The map has been added to the 2016 Fire Code as Appendix P.</p>	<p>n/a</p>

Proposed Additions/Amendments/Deletions	2016 California Fire Code
<p><b>320 Parade Floats</b></p> <p><b>320.1 Decorative materials.</b> Decorative materials on parade floats shall be non-combustible or flame retardant.</p> <p><b>320.1.1 Combustible Clearance.</b> A 12" minimum clearance of decorative materials shall be maintained around vehicle and/or generator exhaust pipe(s).</p> <p><b>320.2 Fire Protection.</b> Motorized parade floats and towing apparatus shall be provided with a minimum 2A 10B:C rated portable fire extinguisher readily accessible to the operator.</p> <p><b>320.3 Portable Generators.</b> Portable generators shall be secured from tipping and subject to approval by the fire code official.</p> <p><b>Purpose/Rationale:</b> <u>This language has been carried over from the 2013 CFC code adoption.</u> Current fire code does not address this topic and has no standards. Palm Springs has a long history of ensuring that decorative materials on parade floats are fire retardant, clear of heat sources such as generators, and specifies the requirements for fire extinguishers for safety during highly public and well publicized events. <b>This code was identified as Section 319 in the 2013 code adoption.</b></p>	<p>n/a</p>

<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 California Fire Code</i>
<p><b>503.1.1.1 Gates</b></p> <p>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.</p> <p><b>Purpose/Rationale:</b> <u>This language has been carried over from the 2013 CFC code adoption.</u> Current fire code does not define widths of gates in fences when they exceed the maximum distance of 150 feet from fire access road, but it does provide the fire official the ability to establish access to building openings. This amendment allows firefighters to gain access on foot to side and rear yards for firefighting and EMS purposes and is not directly addressed in the CFC. Presently, the fire department works with developers to determine the best access.</p>	<p>n/a</p>



<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 California Fire Code</i>
<p><b>503.2.3 Surface.</b></p> <p>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.</p> <p><b>Purpose/Rationale:</b> <u>This language has been carried over from the 2013 CFC code adoption.</u> The above amendment reiterates exact state code language and simply inserts weight criteria imposed by Palm Springs Fire Department fire apparatus for reference.</p>	<p><b>503.2.3 Surface.</b></p> <p>Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.</p>
<p><b>503.2.4 Turning radius.</b></p> <p>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.</p> <p><b>Purpose/Rationale:</b> <u>This language has been carried over from the 2013 CFC code adoption.</u> Current fire code does not establish turning radius for fire apparatus, it only states it shall be determined by the fire code official. The above amendment reiterates exact state code language by specifying minimum dimensions for turns and corners consistent with Palm Springs Engineering and Public Works standards for reference.</p>	<p><b>503.2.4 Turning radius.</b></p> <p>The required turning radius of a fire apparatus access road shall be determined by the fire code official.</p>

<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 California Fire Code</i>
<p><b>503.2.5 Dead ends.</b></p> <p>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 8-3-16.</p> <p><b><u>Purpose/Rationale:</u></b> <u>This language has been carried over from the 2013 CFC code adoption.</u> The first sentence in the above amendment reiterates exact state code language, the rest of the amendment provides specifies minimum dimensions for turnaround provisions consistent with Palm Springs Engineering and Public Works standards for reference.</p>	<p><b>503.2.5 Dead ends.</b></p> <p>Dead-end fire apparatus roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.</p>

<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 California Fire Code</i>
<p><b>503.2.9 Aerial fire access roads.</b></p> <p>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.</p> <p><b>Purpose/Rationale:</b> <u>This language has been carried over from the 2013 CFC code adoption.</u> State code holds no specific requirements for aerial access roads. State code authorizes the local fire code official to require access roads based on impairments of congestion, terrain and other factors. 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.</p>	<p>n/a</p>

<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 California Fire Code</i>
<p><b>503.2.10 Width.</b></p> <p>Aerial 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.</p> <p><b>Purpose/Rationale:</b> <u>This language has been carried over from the 2013 CFC code adoption.</u> Minimum width for any fire access road is 20' per state code. State code authorizes the fire code official to increase minimum access widths when they are inadequate for fire or rescue operations. 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, therefore it is necessary to increase access the roads adjacent to these structures.</p>	n/a
<p><b>503.2.11 Proximity to building.</b></p> <p>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.</p> <p><b>Purpose/Rationale:</b> <u>This language has been carried over from the 2013 CFC code adoption.</u> State code requires fire apparatus access roads to all buildings and facilities, but is not specific about proximity. Upper floors of developments</p>	n/a

<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 California Fire Code</i>
<p>exceeding 30 feet in height are not accessible with ground ladders. This amendment ensures appropriate proximity to buildings allowing for aerial ladder reach as well as safe and effective use of aerial apparatus where necessary beyond the reach of ground ladders. Without appropriate proximity, aerial ladders are otherwise useless for their intended purpose.</p>	

<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 California Fire Code</i>
<p><b>503.6 Security gates.</b></p> <p>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.</p> <p>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.</p> <p>Approved security gates shall be a minimum of 14 feet in unobstructed drive width on each side with gate in open position.</p> <p>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.</p> <p>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.</p> <p>A final field inspection by the fire code official or an</p>	<p><b>503.6 Security gates.</b></p> <p>The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. 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 F2200.</p>

<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 California Fire Code</i>
<p>authorized representative is required before electronically controlled gates may become operative. Prior to final inspection, electronic gates shall remain in a locked-open position.</p> <p><b>Purpose/Rationale:</b> <u>This language has been carried over from the 2013 CFC code adoption.</u> State code does not identify the required widths of gates that cross fire access roads. State code does provide the fire code official the authority for approval of security gates across fire apparatus access roads. To standardize all gates that cross fire access roads, this amendment has been developed. This amendment 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 eighteen 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.</p>	

Proposed Additions/Amendments/Deletions	2016 California Fire Code
<p><b>506.3 Height.</b></p> <p>The nominal height of Knox lock box installations shall be 5 feet above grade.</p> <p><b>Purpose/Rationale:</b> <u>This language has been carried over from the 2013 CFC code adoption.</u> State code does not specify a height requirement for Knox boxes. State code requires key boxes for firefighting and life safety purposes. This code amendment is needed to define accessibility of the key boxes, keeping them within reach of public safety personnel without the need for accessory equipment which delays response.</p>	<p>n/a</p>
<p><del><b>510.4.3 Palm Springs Fire Department Radio Communications.</b></del></p> <p><del><b>510.4.3.1 Features and requirements.</b>— 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 <i>Palm Springs Municipal Code</i>.</del></p> <p><del><b>Purpose/Rationale:</b> <u>This language has been carried over from the 2007 &amp; 2010 CFC code adoption.</u> 2013 state code has added the technical installation requirements for emergency responder radio coverage in new and existing buildings. State code also provides the fire code official authority to require installation in existing buildings based</del></p>	<p><b>Section 510 Emergency Responder Radio Coverage</b></p> <p>The local amendment is no longer necessary and is now addressed in the 2016 California Fire Code</p>



Proposed Additions/Amendments/Deletions	2016 California Fire Code
<p><del>on time frame criteria or repair/replacement of an existing system. This added section provides a definition when a Public Safety Radio System shall be installed. The 20% threshold is established to not fiscally impact the property owner and to take advantage of installation opportunity's during major renovation, this is more restrictive than current State code. This amendment identifies structures that typically hinder communications and provides for installation during significant alterations of existing, problematic buildings. Portable hand-held radios used by police and fire personnel do not have the signal strength to send radio messages from within certain buildings or from underground parking garages to outside emergency responders. Installation of a Public Safety Radio System into these building will increase radio frequency amplification for all first responders, which is critical during emergency operations.</del></p>	
<p><b>901.6.1.1 Approval required.</b></p> <p>Prior to the removal of any fire protection system, approval shall be obtained from the fire code official.</p> <p><b>Purpose/Rationale:</b> <u>This language has been carried over from the 2013 CFC code adoption.</u> State code addresses installation, maintenance, and alteration of fire protection systems but not removal. This amendment is intended to prevent unauthorized removal of required fire protection systems which in turn reduces fire and life safety of the building occupants.</p>	n/a

<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 California Fire Code</i>
<p><b>903.2 Where required.</b></p> <p>Approved automatic sprinkler systems in new buildings and structures shall be provided in locations described in Sections 903.2.1 through 903.2.19 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.</p> <p><b>Exceptions:</b> (1) Group U Occupancies of non-combustible construction; and (2) Group S-2 carports – 100% open on all sides of non-combustible construction.</p> <p>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.</p> <p><b>Exceptions:</b> (1) Group U Occupancies of non-combustible construction; and (2) Group S-2 carports – 100% open on all sides of non-combustible construction.</p> <p>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.</p> <p><b>Purpose/Rationale:</b> <u>This language has been carried over from the 2013 CFC code adoption</u></p>	<p><b>903.2 Where required.</b></p> <p>Approved automatic sprinkler systems in new buildings and structures shall be provided in locations described in Sections 903.2.1 through 903.2.12</p>

<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 California Fire Code</i>
<p><b>Purpose/Rational for ALL occupancy groups:</b></p> <p>Automatic fire sprinkler requirements adopted by the SFM in 2013 remain in effect for 2016 throughout the State of California. An automatic fire sprinkler system is required for all newly built one and two-family dwellings and townhouses.</p> <p>State fire code requires fire sprinklers in all groups of A occupancies with ranges from 1,000 to 12,000 SF, depending upon the occupancy group, occupancy load, multi-use occupancies and many other factors too extensive to summarize in this document. The current and proposed local amendment of 3,000 SF is based on the following. 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 reasonably and safely control with 15 on-duty firefighters, essentially outstripping our resources. Therefore, automatic fire sprinkler systems need to be installed in all buildings over 3,000 sq. ft. 'A' (Assembly) occupancies are worthy of concern (particularly as a component of a tourism destination) due to large numbers of people, alcohol consumption, low lighting levels and the very real potential for overcrowding. This is recommended not only to protect the building occupants and property (assessed valuation), but to provide a high level of safety to our firefighters. This</p>	

<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 California Fire Code</i>
<p>rationale carries through the following Group B, E, F, M, S and U occupancies, except where amended. State code requirements for these occupancies range from 2,500 SF to 12,000 SF, depending on factors including particular use and occupant load.</p> <p>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 P) 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. ****At approximately 100 sq. miles, it is not practical to place and staff fire stations across city limits. State fire code does not address response times. Well documented industry standards, including the National Fire Protection Association and studies including the time – temperature curve, conclude that response times above 5 minutes significantly reduces the effectiveness and calculated risk of interior firefighting due in large part to collapse of lightweight construction. Requiring built in fire protection systems in structures built beyond our identified 5 minute response area is a justified alternative.</p>	
<p><b>903.2.1.1 Group A-1.</b></p> <p><u>Purpose/Rationale: Existing automatic fire sprinkler requirements for Group A-1 Occupancies have been carried over from the 2013 CFC code adoption. Please see</u></p>	<p><b>903.2.1.1 Group A-1.</b></p> <p>An automatic sprinkler system shall be provided for Group A-1 occupancies where one of the following conditions exists:</p>

<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 California Fire Code</i>
<p>purpose and rationale on page 20.</p>	<ol style="list-style-type: none"> <li>1. The fire area exceeds 12,000 square feet.</li> <li>2. The fire area has an occupant load of 300 or more.</li> <li>3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.</li> <li>4. The fire area contains a multi-theater complex.</li> </ol>
<p><b>903.2.1.2 Group A-2.</b></p> <p>An automatic sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exist:</p> <ol style="list-style-type: none"> <li>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.</li> <li>2. The fire area exceeds 5,000 square feet.</li> <li>3. The fire area has an occupant load of 100 or more.</li> <li>4. The fire area is located on a floor other than a level of exit discharge serving such occupancies.</li> <li>5. The structure exceeds 5,000 square feet, contains</li> </ol>	<p><b>903.2.1.2 Group A-2.</b></p> <p>An automatic sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exist:</p> <ol style="list-style-type: none"> <li>1. The fire area exceeds 5,000 square feet.</li> <li>2. The fire area has an occupant load of 100 or more.</li> <li>3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.</li> <li>4. 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 4-hour resistance rating without openings.</li> </ol>

<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 California Fire Code</i>
<p>more than one fire area containing Group A-2 occupancy, and is separated into two or more buildings by fire walls of less than four hour resistance rating without openings.</p> <p><b>Purpose/Rationale:</b> <u>Existing automatic fire sprinkler requirements for Group A-2 Occupancies have been carried over from the 2013 CFC code adoption.</u></p>	
<p><b>903.2.1.3 Group A-3.</b></p> <p><b>Purpose/Rationale:</b> <u>Existing automatic fire sprinkler requirements for Group A-3 Occupancies have been carried over from the 2013 CFC code adoption. Please see purpose and rationale on page 20.</u></p>	<p><b>903.2.1.3 Group A-3.</b></p> <p>An automatic sprinkler system shall be provided for Group A-3 occupancies where one of the following conditions exist:</p> <ol style="list-style-type: none"> <li>1. The fire area exceeds 12,000 square feet.</li> <li>2. The fire area has an occupant load of 300 or more.</li> <li>3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.</li> <li>4. The structure exceeds 12,000 square feet, contains more than one fire area containing exhibition and display rooms, and is separated into two or more buildings by fire walls of less than 4-hour resistance rating without openings.</li> </ol>

<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 California Fire Code</i>
<p><b>903.2.1.4 Group A-4.</b></p> <p><b>Purpose/Rationale:</b> <u>Existing automatic fire sprinkler requirements for Group A-4 Occupancies have been carried over from the 2013 CFC code adoption.</u> Please see purpose and rationale on page 20.</p>	<p><b>903.2.1.4 Group A-4.</b></p> <p>An automatic sprinkler system shall be provided for Group A-4 occupancies where one of the following conditions exist:</p> <ol style="list-style-type: none"> <li>1. The fire area exceeds 12,000 square feet.</li> <li>2. The fire area has an occupant load of 300 or more.</li> <li>3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.</li> </ol>
<p><b>903.2.1.5 Group A-5.</b></p> <p><b>Purpose/Rationale:</b> <u>Existing automatic fire sprinkler requirements for Group A-5 Occupancies have been carried over from the 2013 CFC code adoption.</u> Please see purpose and rational on page 20.</p>	<p><b>903.2.1.5 Group A-5.</b></p> <p>An automatic sprinkler system shall be provided for Group A-5 occupancies in the following areas: concession stands, retail areas, press boxes, and other accessory use areas in excess of 1,000 square feet.</p>

<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 California Fire Code</i>
<p><b>903.2.3 Group E.</b></p> <p>An automatic sprinkler system shall be provided for Group E occupancies as follows:</p> <ol style="list-style-type: none"> <li>1. Throughout all Group E fire areas greater than 3,000 square feet in area.</li> <li>2. Throughout every portion of educational buildings below the lowest level of exit discharge serving that portion of the building.</li> </ol> <p><b>Exception:</b> 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.</p> <p><b>Purpose/Rationale:</b> <u>This language has been carried over from the 2013 CFC code adoption</u> and is/has been required for consistency with the current automatic fire sprinkler requirements. Please see purpose and rationale on page 20.</p>	<p><b>903.2.3 Group E.</b></p> <p>An automatic sprinkler system shall be provided for Group E occupancies as follows:</p> <ol style="list-style-type: none"> <li>1. Throughout all Group E fire areas greater than 12,000 square feet in area.</li> <li>2. Throughout every portion of educational buildings below the lowest level of exit discharge serving that portion of the building.</li> </ol> <p><b>Exception:</b> An automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area where every classroom throughout the building has at least one exterior exit door at ground level..</p>
<p><b>903.2.4 Group F-1.</b></p> <p>An automatic sprinkler system shall be provided throughout all buildings containing a Group F occupancy where one of the following conditions exist:</p>	<p><b>903.2.4 Group F-1.</b></p> <p>An automatic sprinkler system shall be provided throughout all buildings containing a Group F occupancy where one of the following conditions exist:</p>



<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 California Fire Code</i>
<p>1. Where a Group F-1 fire area exceeds 3,000 square feet.</p> <p>3. Where the combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 3,000 square feet.</p> <p><b>Purpose/Rationale:</b> <u>This language has been carried over from the 2013 CFC code adoption</u> and is/has been required for consistency with the current automatic fire sprinkler requirements. Please see purpose and rationale on page 20.</p>	<p>1. A Group F-1 fire area exceeds 12,000 square feet.</p> <p>3. The combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet.</p>
<p><b>903.2.7 Group M.</b></p> <p>An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exist:</p> <p>1. Where a Group M fire area exceeds 3,000 square feet.</p> <p>3. Where the combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 3,000 square feet.</p> <p>4. A Group M occupancy used for the display and sale of upholstered furniture and mattresses exceeds 3,000 square feet.</p>	<p><b>903.2.7 Group M.</b></p> <p>An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exist:</p> <p>1. Where a Group M fire area exceeds 12,000 square feet.</p> <p>3. Where the combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 24,000 square feet.</p> <p>4. A Group M occupancy used for the display and sale of upholstered furniture and mattresses exceeds 5,000 square feet.</p>

<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 California Fire Code</i>
<p>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.</p> <p><b>Purpose/Rationale:</b> <u>This language has been carried over from the 2013 CFC code adoption</u> and is/has been required for consistency with the current automatic fire sprinkler requirements. Please see purpose and rationale on page 20.</p>	<p>5. The structure exceeds 24,000 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.</p>

<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 California Fire Code</i>
<p><b>903.2.9 Group S-1.</b></p> <p>An automatic sprinkler system shall be provided throughout buildings containing a Group S-1 occupancy where one of the following conditions exist:</p> <ol style="list-style-type: none"> <li>1. A Group S-1 fire area exceeds 3,000 square feet.</li> <li>3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 3,000 square feet.</li> <li>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.</li> </ol> <p><b>Purpose/Rationale:</b> <u>This language has been carried over from the 2013 CFC code adoption</u> and is/has been required for consistency with the current automatic fire sprinkler requirements. Please see purpose and rationale on page 20.</p>	<p><b>903.2.9 Group S-1.</b></p> <p>An automatic sprinkler system shall be provided throughout buildings containing a Group S-1 occupancy where one of the following conditions exist:</p> <ol style="list-style-type: none"> <li>1. A Group S-1 fire area exceeds 12,000 square feet.</li> <li>3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet.</li> <li>4. A Group S-1 fire area used for the storage of commercial trucks or buses where the fire area exceeds 5,000 square feet.</li> </ol>
<p><b>903.2.9.1 Repair garages.</b></p> <p>An automatic sprinkler system shall be provided throughout all buildings uses as repair garages in accordance with Section 406.8 of the California Building Code, as shown:</p> <ol style="list-style-type: none"> <li>1. Buildings two or more stories in height, including basements, with a fire area containing a repair garage exceeding 3,000 square feet.</li> </ol>	<p><b>903.2.9.1 Repair garages.</b></p> <p>An automatic sprinkler system shall be provided throughout all buildings uses as repair garages in accordance with Section 406.8 of the California Building Code, as shown:</p> <ol style="list-style-type: none"> <li>1. Buildings having two or more stories above grade plane, including basements, with a fire area containing a repair garage exceeding 10,000 square</li> </ol>

<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 California Fire Code</i>
<p>2. One-story buildings with a fire area containing a repair garage exceeding 3,000 square feet.</p> <p>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.</p> <p><b>Purpose/Rationale:</b> <u>This language has been carried over from the 2013 CFC code adoption</u> and is/has been required for consistency with the current automatic fire sprinkler requirements. Please see purpose and rationale on page 20.</p>	<p>feet.</p> <p>2. Buildings no more than one story above grade plane, with a fire area containing a repair garage exceeding 12,000 square feet.</p> <p>4. A Group S-1 fire area used for the repair of commercial trucks or buses where the fire area exceeds 5,000 square feet.</p>
<p><b>903.2.10 Group S-2 enclosed parking garages.</b></p> <p>An automatic sprinkler system shall be provided throughout all buildings classified as enclosed parking garages in accordance with Section 406.6 of the California Building Code as follows:</p> <p>1. A Group S-2 fire area exceeds 3,000 square feet; or</p> <p style="padding-left: 40px;"><b>Exception:</b> Group S-2 carports – 100% open on all sides of non-combustible construction.</p> <p>2. Where the enclosed parking garage is located beneath other groups.</p> <p><b>Purpose/Rationale:</b> <u>This language has been carried over from the 2013 CFC code adoption</u> and is consistent with</p>	<p><b>903.2.10 Group S-2 enclosed parking garages.</b></p> <p>An automatic sprinkler system shall be provided throughout all buildings classified as enclosed parking garages in accordance with Section 406.6 of the California Building Code as follows:</p> <p>1. Where the fire area of an enclosed parking garage exceeds 12,000 square feet; or</p> <p>2. Where the enclosed parking garage is located beneath other groups</p>

<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 California Fire Code</i>
<p>the current automatic fire sprinkler requirements. The added exception relieves the requirement for fire sprinklers where not necessary or practical. Exception added to be less restrictive.</p>	
<p><b>903.2.10.1 Commercial parking garages.</b></p> <p>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.</p> <p><b>Purpose/Rationale:</b> <u>This language has been carried over from the 2013 CFC code adoption and is/has been required for consistency with the current automatic fire sprinkler requirements. Please see purpose and rationale on page 20.</u></p>	<p><b>903.2.10.1 Commercial parking garages.</b></p> <p>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 5,000 square feet</p>
<p><b>903.2.20 Group B.</b></p> <p>An automatic sprinkler system shall be provided throughout all new buildings containing a Group B occupancy that exceeds 3,000 square feet.</p> <p><b>Purpose/Rationale:</b> <u>This language has been carried over from the 2013 CFC code adoption. This Occupancy Group is consistent with the current automatic fire sprinkler requirements. Please see purpose and rationale on page 20.</u></p>	<p>n/a</p>

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<p><b>903.2.22 Group F-2.</b></p> <p>An automatic sprinkler system shall be provided throughout all new buildings containing a Group F-2 occupancy that exceeds 3,000 square feet.</p> <p><b>Purpose/Rationale:</b> <u>This language has been carried over from the 2013 CFC code adoption.</u> This Occupancy Group is consistent with the current automatic fire sprinkler requirements and was not identified in the fire code. Please see purpose and rationale on page 20.</p>	<p>n/a</p>
<p><b>903.3.9 Floor control valves.</b></p> <p>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.</p> <p><b>Purpose/Rationale:</b> <u>This language has been carried over from the 2013 CFC code adoption</u> and is consistent with the current automatic fire sprinkler requirements.</p>	<p><b>903.3.9 Floor control valves.</b></p> <p>Floor control valves and waterflow detection assemblies shall be installed at each floor where any of the following occur:</p> <ol style="list-style-type: none"> <li>1. Buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department vehicle access.</li> <li>2. Buildings that are four or more stories in height.</li> <li>3. Buildings that are two or more stories below the highest level of fire department vehicle access.</li> </ol> <p><b>Exception:</b> Group R-3 and R-3.1 occupancies floor control valves and waterflow detection assemblies shall not be required.</p>

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<p><b>903.6.1 Increased square footage.</b></p> <p>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.</p> <p><b>Exceptions:</b> (1) One and two-family dwellings and manufactured homes; and (2) additions to occupancies equating to <del>fifteen (15)</del> fifty (50) 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.</p> <p><b>Purpose/Rationale:</b> <u>This language has been carried over from the 2013 code adoption but has been made less restrictive.</u> This is required for consistency with the current automatic fire sprinkler requirements. State code does not address this until occupancies reach established thresholds. 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 square feet in size) is difficult to be accomplished with 15 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, but to provide a high level of safety to our firefighters. <u>This carry over appendix has been amended to be less restrictive than the current local</u></p>	<p>n/a</p>



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<p>ordinance while still <u>more restrictive</u> than the <i>California Fire Code</i>. The threshold requiring fire sprinkler installation on additions to existing residential structures was amended. The threshold requiring fire sprinkler installation for additions to <u>existing</u> residential structures changed from an increase in square footage of 15% to an increase in square footage of 50%. This amendment allows an exemption from sprinkler installation requirements for small to moderate sized additions to <u>existing</u> residential structures. the amendment is consistent with the intent of this local ordinance</p>	
<p><b>907.2.11.9 Smoke and carbon monoxide alarms.</b></p> <p>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 alarms." 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.</p> <p><b>Purpose/Rationale:</b> <u>This language has been carried over from the 2013 CFC code adoption.</u> There is no state fire code that requires inspection of smoke alarms and CO alarms upon sale of 1 or 2 family dwellings. Palm Springs Fire Department has had this effective community based safety program in effect since 1986. Smoke alarms have</p>	n/a



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<p>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.</p>	
<p><b>907.2.13 High-rise buildings.</b></p> <p>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.</p> <p><b>Purpose/Rationale:</b> <u>This language has been carried over from the 2013 CFC code adoption.</u> State code requires automatic smoke detection and voice alarm communication systems in buildings meeting the definition of high rise (occupied floors above 75'). 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 (fire and otherwise) in multi-story buildings are complex, manpower intensive and difficult to accomplish safely and effectively with 15 on duty firefighters. These systems are cost effective and provide reliable emergency notification to occupants of multi-story structures.</p>	<p><b>907.2.13 High-rise buildings.</b></p> <p>High-rise buildings and Group I-2 occupancies having occupied floors located more than 75 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, a fire department communication system in accordance with Section 907.2.13.2 and an emergency voice/alarm communication system in accordance with Section 907.5.2.2.</p>

<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 California Fire Code</i>
<p><b>907.2.19 Deep underground buildings.</b></p> <p>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.</p> <p><b>Purpose/Rationale:</b> This language has been carried over from the 2013 CFC code adoption. State fire code requires these fire protection systems for buildings exceeding 60' underground. Deep underground buildings present unique firefighting and emergency problems due to access, removal of products of combustion and rescue. Extensive emergency operations (fire and otherwise) in multi-story (deep underground) buildings are complex, manpower intensive and difficult to accomplish safely and effectively with 15 on duty firefighters. These systems are cost effective and provide reliable emergency notification to occupants of underground structures.</p>	<p><b>907.2.19 Deep underground buildings.</b></p> <p>Where the lowest level of a structure is more than 60 feet below the finished floor of the lowest level of exit discharge, the structure 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.</p>
<p><b>914.2.1 Automatic sprinkler system.</b></p> <p><b>[Exception Deleted]</b></p> <p><b>Purpose/Rationale:</b> State code excludes the requirement for fire sprinkler systems in buildings meeting the definition of open parking garages when certain construction and distance requirements from an open or covered mall are met. Open parking garages should be equipped with an automatic fire sprinkler system because of the extremely</p>	<p><b>914.2.1 Automatic sprinkler system.</b></p> <p><b>Exception:</b> An automatic sprinkler system shall not be required in spaces or areas of open parking garages separated from the covered or open mall in accordance with Section 402.4.2.3 of the California Building Code and constructed in accordance with Section 406.5 of the California Building Code.</p>

<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 California Fire Code</i>
<p>high fire load potential associated with today's electric and hybrid vehicles and the need for citizen and firefighter safety. When near capacity, cars are in close proximity to each other and fire easily spreads from one vehicle to another involved in fire. Parking garages can also be very large and present access problems for fire personnel and equipment. <u>The Palm Springs Fire Department has required fire sprinklers in open parking garages since 1979.</u></p>	
<p><b>914.3.1 Automatic sprinkler system.</b></p> <p><b>[Exception Deleted]</b></p> <p><b>Purpose/Rationale:</b> State code excludes the requirement for fire sprinkler systems in open parking garages in connection with a high-rise building (occupied floor over 75') meeting certain design requirements. Open parking garages should be equipped with an automatic fire sprinkler system because of the extremely high fire load potential associated with today's electric and hybrid vehicles and the need for citizen and firefighter safety. When near capacity, cars are in close proximity to each other and are easily damaged from a vehicle involved in fire. Parking garages can also be very large and present access problems for fire personnel and equipment. <u>The Palm Springs Fire Department has required fire sprinklers in open parking garages since 1979.</u></p>	<p><b>914.3.1 Automatic sprinkler system.</b></p> <p><b>Exception:</b> An automatic sprinkler system shall not be required in open parking garages in accordance with Section <b>406.5</b> of the California Building Code.</p>
<p><b>1103.11 Increased Hazard Class in Change of Use.</b></p> <p>An approved fire alarm system shall be installed in existing,</p>	<p>n/a</p>

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<p>non-sprinklered buildings when a change of use occurs resulting in a higher hazard classification.</p> <p><b>Purpose/Rationale:</b> <u>This language has been carried over from the 2013 CFC code adoption.</u> State fire code requires that when an occupancy is determined to have a change of use to a different occupancy group, or differing occupancy in the same group, the structure shall be made to comply with the requirements of the current code. This existing amendment provides for a fire alarm in non-sprinklered buildings only when a change of use occurs in an existing building resulting in a higher hazard classification from the previous use. Staff is in the belief that fire alarm systems are a proven built-in fire protection feature shown to increase the level of fire and life safety for building occupants.</p>	
<p><b>SECTION 5614 –</b></p> <p><b>"SAFE AND SANE" AND DANGEROUS FIREWORKS</b></p> <p><b>5614.1 Prohibition.</b> 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.</p>	n/a



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<p><b>Purpose/Rationale:</b> <u>This language has been carried over from the 2013 CFC code adoption.</u> The 2016 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.</p> <p><b>5614.2 Seizure of fireworks.</b> 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.</p> <p><b>Purpose/Rationale:</b> <u>This language has been carried over from the 2013 CFC code adoption.</u> The 2016 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</p>	

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community and this amendment allows for confiscation by those authorized.	
<p><b>SECTION 5615 – EXPLOSIVES</b></p> <p><b>5615.1 Prohibition.</b> 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.</p> <p><b>Purpose/Rationale:</b> <u>This language has been carried over from the 2013 CFC code adoption.</u> The 2016 Fire Code does not sufficiently address Explosives and Firework regulations therefore these code amendments are recommended.</p>	n/a
<p><b>5704.2.11.2 Location</b> (new subsection 4)</p> <p>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.</p> <p><b>Purpose/Rationale:</b> <u>This language has been carried over from the 2013 CFC code adoption.</u> State fire code does not address underground flammable/combustible liquid storage tanks in residential neighborhoods. Staff is recommending</p>	n/a

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this regulation be carried over so that underground flammable liquid tanks cannot be installed in residential neighborhoods.	
<p><b>Appendix "A"</b></p> <p><b>[Delete reference from Ordinance]</b></p> <p><b>A101.1 Scope</b></p> <p>A board of appeals shall be established within the jurisdiction for the purpose of hearing applications for modification of the requirements of the <i>California Fire Code</i>...</p> <p><b>Purpose/Rationale:</b> This appendix was adopted in error last code cycle and is <u>being deleted</u> from the 2016 code adoption. A fire code board of appeals is unnecessary as State adopted codes shall not be less restrictive and code interpretation requests can be made directly to the Office of State Fire Marshal. Building code issues which appear in the fire code may be appealed to the Building Code Board of Appeals which the City has established.</p>	<p>n/a</p> <p><b>NOT ADOPTED BY THE STATE FIRE MARSHAL</b></p>
<p><b>Appendix "B"</b></p> <p><b>B101.1 Scope.</b></p> <p>The procedures for determining fire-flow requirements for buildings or portions of buildings hereafter constructed shall</p>	<p><b>B101.1 Scope.</b></p> <p>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.</p>

<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 California Fire Code</i>
<p>be in accordance with this appendix. This appendix does not apply to structures other than buildings. Additions to buildings equating to <del>15%</del> 50% or less increase in square footage will not require fire flow analysis.</p> <p><b>Purpose/Rationale:</b> Prior to this amendment, minor structural renovations or additions that potentially placed homeowners or business owners over the amended sprinkler square footage threshold (3,000 square feet), triggered fire sprinkler requirements. It is staff's recommendation that minor renovations (less than <del>15%</del> 50% of total square footage) should not trigger fire sprinklers. The last sentence of this amendment has been added to be less restrictive, allowing for moderate sized residential and business additions to existing buildings without triggering fire sprinkler requirements. <u>This carry over appendix relates to section 903.6.1 regarding additions to residential buildings. Additions to buildings equating to 50% or less in square footage will not require fire flow analysis.</u></p>	



<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 California Fire Code</i>
<p><b>B104.2 Area separation.</b></p> <p><b>[DELETED]</b></p> <p><b>Purpose/Rationale:</b> <u>This deletion is being carried forward from the 2013 CFC code adoption.</u> Section B104.2 in Appendix B in State code allows for portions of buildings separated by fire walls to be calculated as separate areas for fire flow requirements. This more restrictive amendment is required for consistency with previous fire sprinkler amendments. 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 15 on-duty firefighters, therefore automatic fire sprinkler systems need to be installed in all buildings over 3,000 sq. ft.</p>	<p><b>B104.2 Area separation.</b></p> <p>Portions of buildings which are separated by fire walls without openings, constructed in accordance with the California Building Code, are allowed to be considered as separate fire-flow calculation areas.</p>
<p><del>Appendix “BB”</del></p> <p><b>[Delete reference from Ordinance]</b></p> <p><b>Purpose/Rationale:</b> This appendix is adopted by the State Fire Marshal in its entirety. The ordinance reference <u>should be deleted</u> as being unnecessary.</p>	<p><del>Appendix “BB”</del></p> <p><b>BB101.1 Scope</b></p> <p>Fire-flow requirements for schools</p> <p><b>ADOPTED BY THE STATE FIRE MARSHAL</b></p>

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<p><del>Appendix "C"</del></p> <p><b>[Delete from Ordinance]</b></p> <p><b>Purpose/Rationale:</b> This appendix is adopted by the State Fire Marshal in its entirety. The ordinance reference <u>should be deleted</u> as being unnecessary.</p>	<p><b>Appendix "C"</b></p> <p><b>C101.1 Scope</b></p> <p>Fire hydrant locations and distribution</p> <p><b>ADOPTED BY THE STATE FIRE MARSHAL</b></p>
<p><del>Appendix "CC"</del></p> <p><b>[Delete reference from Ordinance]</b></p> <p><b>Purpose/Rationale:</b> This appendix is adopted by the State Fire Marshal in its entirety. The ordinance reference <u>should be deleted</u> as being unnecessary.</p>	<p><b>Appendix "CC"</b></p> <p><b>CC101.1 Scope</b></p> <p>Fire hydrant locations and distribution for schools</p> <p><b>ADOPTED BY THE STATE FIRE MARSHAL</b></p>
<p><b>Appendix "F"</b></p> <p><b>F101.1 Scope</b></p> <p>Assignment of levels of hazard classes as required by NFPA 704 shall be in accordance with this appendix...</p> <p><b>Purpose/Rationale:</b> <u>Adoption</u> of this appendix allows the Fire department to require and enforce the nationally accepted standards of NFPA hazard warning placards on buildings.</p>	<p>n/a</p> <p><b>NOT ADOPTED BY THE STATE FIRE MARSHAL</b></p>

<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 California Fire Code</i>
<p><b>Appendix "H"</b></p> <p><b>[Delete reference from Ordinance]</b></p> <p><b>Purpose/Rationale:</b> This appendix is adopted by the State Fire Marshal in its entirety. The ordinance reference should be deleted as being unnecessary.</p>	<p><b>Appendix "H"</b></p> <p><b>H101.1 Scope</b></p> <p>Hazardous materials management plans and hazardous materials inventory statements</p> <p><b>ADOPTED BY THE STATE FIRE MARSHAL</b></p>
<p><b>Appendix "I"</b></p> <p><b>I101.1 Scope</b></p> <p>This appendix is intended to identify conditions that can occur where fire protection systems are not properly maintained or components have been damaged...</p> <p><b>Purpose/Rationale:</b> <u>Adoption</u> of this appendix allows the Fire Department to address deficiencies in fire protection systems that are readily observable during fire inspections and enforce the requirements found in NFPA 10, 25 and 72.</p>	<p>n/a</p> <p><b>NOT ADOPTED BY THE STATE FIRE MARSHAL</b></p>



Proposed Additions/Amendments/Deletions	2016 California Fire Code
<p><del>Appendix “J”</del></p> <p>[Delete reference from Ordinance]</p> <p><b>J101.1 Scope</b></p> <p>New buildings shall have building information signs...</p> <p><b>Purpose/Rationale:</b> This appendix was adopted in error last code cycle and is <u>being deleted</u> from the 2016 code adoption. This building information signage program is not a recognized practice in California.</p>	<p>n/a</p> <p><b>NOT ADOPTED BY THE STATE FIRE MARSHAL</b></p>
<p><b>Appendix “N”</b></p> <p><b>N101.1 Scope</b></p> <p>These regulations shall apply to temporary haunted houses, ghost walks, or similar amusement uses, where decorative materials and confusing sounds and/or visual effects are present...</p> <p><b>Purpose/Rationale:</b> <u>Adoption</u> of this carry over appendix allows the Fire Department to regulate temporary amusement uses where participants are often in low-light, confusing environments. Enforcement of the provisions found in this appendix is crucial to the safety of the occupants.</p>	<p>n/a</p> <p><b>NOT ADOPTED BY THE STATE FIRE MARSHAL</b></p>

<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 California Fire Code</i>
<p data-bbox="199 297 409 329"><b>Appendix “P”</b></p> <p data-bbox="199 362 877 394"><b>“Five Minute Fire Department Response Map”</b></p> <p data-bbox="199 435 1029 678">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 P.</p> <p data-bbox="199 719 1029 1174"><b>Purpose/Rationale:</b> This language has been carried over from the 2013 CFC code adoption. The five minute response time code amendment was developed in 1979 when the local fire sprinkler ordinance was first adopted. Knowing the five minute response time boundaries requires a map to predetermine the areas of response outside of five minutes from any fire station. This map is necessary when making a determination for the installation of automatic fire sprinkler systems in those areas. The five minute definition is based on NFPA standards for response and was developed by Entrada, a third party contractor using historical response times and GIS data. The map has been added to the 2016 Fire Code as Appendix P</p>	<p data-bbox="1039 297 1102 329">n/a</p>

<i>Proposed Additions/Amendments/Deletions</i>	<i>2016 California Fire Code</i>
<p><b>Appendix "Q"</b></p> <p><b>"Very High Fire Hazard Severity Zone Map"</b></p> <p><b>Purpose/Rationale:</b> The <u>adoption</u> of this carry over appendix meets the State requirement to identify our local very high fire hazard severity zones. New construction within these identified zones is required to comply with the provisions located in the <i>California Building Code</i> for "high fire" areas.</p>	<p><b>Chapter 49</b></p> <p><b>Requirements for Wildland-Urban Interface Fire Areas</b></p> <p><b><i>FIRE HAZARD SEVERITY ZONES.</i></b> <i>Geographical areas designated pursuant to California Public Resources Codes, Sections 4201 through 4204 and classified as Very High, High, or Moderate in State Responsibility Areas or as Local Agency Very High Fire Hazard Severity Zones designated pursuant to California Government Code, Sections 51175 through 51189.</i></p> <p><i>The California Code of Regulations, Title 14, Section 1280 entitles the maps of these geographical areas as "Maps of the Fire Hazard Severity Zones in the State Responsibility Area of California."</i></p> <p><b><i>LOCAL AGENCY VERY HIGH FIRE HAZARD SEVERITY ZONE.</i></b> <i>An area designated by a local agency upon the recommendation of the CDF Director pursuant to Government Code, Sections 51177(c), 51178 and 5118, that is not a state responsibility area and where a local agency, city, county, city and county, or district is responsible for fire protection.</i></p>

**CITY OF PALM SPRINGS  
PUBLIC NOTIFICATION**



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Date: November 16, 2016  
Subject: Adopting and Amending 2016 Codes

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**AFFIDAVIT OF PUBLICATION**

I, Kathleen D. Hart, MMC, Chief Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was published in the Desert Sun on November 3, 2016.

I declare under penalty of perjury that the foregoing is true and correct.

A handwritten signature in black ink, appearing to read "KHart", is written over a horizontal line.

Kathleen D. Hart, MMC  
Chief Deputy City Clerk

**AFFIDAVIT OF POSTING**

I, Kathleen D. Hart, MMC, Chief Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was posted at City Hall, 3200 E. Tahquitz Canyon Drive, on the exterior legal notice posting board, and in the Office of the City Clerk on November 3, 2016.

I declare under penalty of perjury that the foregoing is true and correct.

A handwritten signature in black ink, appearing to read "KHart", is written over a horizontal line.

Kathleen D. Hart, MMC  
Chief Deputy City Clerk

NOTICE OF PUBLIC HEARING  
CITY COUNCIL  
CITY OF PALM SPRINGS

ADOPTING AND AMENDING

THE 2016 CALIFORNIA BUILDING STANDARDS CODE (TITLE 24), THE 2016 CALIFORNIA FIRE CODE, THE 2016 CALIFORNIA BUILDING CODE, THE 2016 CALIFORNIA RESIDENTIAL CODE, THE 2016 CALIFORNIA PLUMBING CODE, THE 2016 CALIFORNIA MECHANICAL CODE, THE 2016 CALIFORNIA ELECTRICAL CODE, THE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE, THE 2016 CALIFORNIA ENERGY CODE, THE 2016 CALIFORNIA EXISTING BUILDING CODE, THE 2016 CALIFORNIA HISTORIC BUILDING CODE, ADOPTING AND AMENDING THE 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE, ADOPTING THE CITY OF PALM SPRINGS BUILDING ADMINISTRATIVE CODE, AND ADOPTING THE INTERNATIONAL FIRE CODE

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Palm Springs, California, will hold a public hearing at its meeting on November 16, 2016. The City Council meeting begins at 6:00 p.m., in Council Chamber at City Hall, 3200 E. Tahquitz Canyon Way, Palm Springs.

The purpose of the hearing is to consider adopting and amending the 2016 editions, as amended, of the California Building Standards, the 2016 California Fire Code, the 2016 California Fire Code, the 2016 California Building Code, the 2016 California Residential Code, the 2016 California Plumbing Code, the 2016 California Mechanical Code, the 2016 California Electrical Code, the 2016 California Green Building Standards Code, the 2016 California Energy Code, the 2016 California Existing Building Code, the 2016 California Historic Building Code, adopting and amending the 2012 International Property Maintenance Code, adopting the City of Palm Springs Building Administrative Code, and adopting the International Fire Code.

**REVIEW OF INFORMATION:** The staff report and other supporting documents regarding this matter are available for public review at City Hall between the hours of 8:00 a.m. and 6:00 p.m., Monday through Thursday. Please contact the Office of the City Clerk at (760) 323-8204 if you would like to schedule an appointment to review these documents.

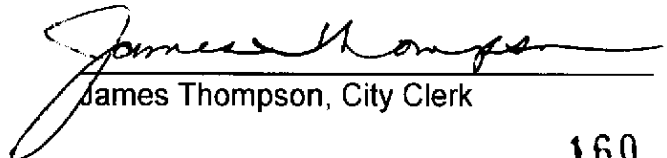
Response to this notice may be made verbally at the Public Hearing and/or in writing before the hearing. Written comments may be made to the City Council by email at [cityclerk@palmspringsca.gov](mailto:cityclerk@palmspringsca.gov), or letter (for mail or hand delivery) to:

James Thompson, City Clerk  
3200 E. Tahquitz Canyon Way  
Palm Springs, CA 92262

Any challenge of the proposed in court may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior, to the public hearing. (Government Code Section 65009(b)(2)). An opportunity will be given at said hearing for all interested persons to be heard. Questions regarding this may be directed as follows:

Kevin Nalder, Fire Chief (760) 323-8181  
Jim Zicaro, Director of Building & Safety (760) 323-8280

Si necesita ayuda con esta carta, porfavor llame a la Ciudad de Palm Springs y puede hablar con Felipe Primera telefono (760) 323-8253 x 8742.

  
James Thompson, City Clerk