BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BENITO

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 21 OF THE SAN BENITO COUNTY CODE, AND ADOPTING BY REFERENCE THE CALIFORNIA CODE OF REGULATIONS TITLE 24, 2019 EDITION, OF THE CALIFORNIA BUILDING STANDARDS CODE, 2018 INTERNATIONAL CODES, INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS CODES

THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BENITO, STATE OF CALIFORNIA, ORDAINS AS FOLLOWS:

SECTION 1. Section 21.01.001:

The first paragraph of Section 21.01.001 [Definitions] is deleted in its entirety and replaced with the following:

"For the purposes of the San Benito County Codes "SBCC", and unless otherwise defined later in these Titles, the following words and phrases shall have the meanings and duties respectively ascribed to them by this section and shall be applicable to all Titles contained in the San Benito County Code of Ordinances."

The following definitions are ADDED to Section 21.01.001:

***COMMERCIAL*:** Shall be defined as that which does not fall within the scope of the Residential definition contained later in this Section. All Commercial projects shall be subject to its respective occupancy classification and usage as contained in the most current International Building Code "IBC" or California Building Code "CBC", whichever is the most restrictive.

FEES. Pursuant to California Code of Regulations, Title 24, Chapter I, Division I, Section 1.8.4.2 the County of San Benito may prescribe fees to defray the cost of enforcement of rules and regulations promulgated by the Department of Housing and Community Development. The amount of the fees shall not exceed the amount reasonably necessary to administer or process permits, certificates, forms or other documents, or to defray the costs of enforcement. The San Benito County Master Fee Schedule is contained in Title 5 Chapter 5.01.000 of the SBCC and are applicable to all types of construction.

***FIFTY PERCENT* RULE.** Where any additions, alterations remodels, repairs, or construction similar in nature are more than 50% of the entire project or building, as determined by the building official, then the building shall be considered as new. This may require additional fees, impact fees, code compliance to current codes, etc.

***FIRE SEPARATION DISTANCE*.** is the distance from the finished wall surface to the property line.

***GEOTECHNICAL*:** Means that which is related to the engineering of earth materials.

GEOTECHNICAL INVESTIGATIONS: Means in-situ testing, laboratory testing or engineering calculations.

GEOTECHNICAL INVESTIGATIONS REQUIRED: *Geotechnical investigations are required for all habitable structures more than 1,200 square feet and shall be conducted in accordance with Section 1803*A.*2 of the California Building Code and reported in accordance with Section 1803A.7*. The classification and investigation of the soil shall be made under the responsible charge of a California registered geotechnical engineer. All recommendations contained in geotechnical and geohazard reports shall be subject to the approval of the enforcement agency. All reports shall be prepared and signed by a registered geotechnical engineer, a certified engineering geologist, and a registered geophysicist, where applicable.

GEOTECHNICAL INVESTIGATIONS NOT REQUIRED: Geotechnical reports are not required for;

1) one-story, wood-frame and light-steel-frame buildings of Type II or Type V construction and 4,000 square feet (371 m^2) or less in floor area, not located within Earthquake Fault Zones or Seismic Hazard Zones as shown in the most recently published maps from the California Geological Survey (CGS) or in seismic hazard zones as defined in the Safety Element of the local General Plan. Allowable foundation and lateral soil pressure values may be determined from Table 1806A.2. Agricultural buildings are exempt up to 10,000 square feet.
2) A previous report for a specific site may be resubmitted, provided that a reevaluation is made and the report is found to be currently appropriate, and
3) Agriculture structures / buildings in agriculture zoning.

HIGHWAYS. *The whole of all public ways, roads, alleys, courts and streets and sidewalks between the property lines forming the exterior lateral boundaries thereof, and those parts of public squares and places which form traveled parts of highways.*

HOURS OF CONSTRUCTION*: Shall be defined as during the day namely during the hours of 7:00 a.m. to 10:00 p.m. Monday – Saturday no Sundays or National Holidays See SBCC 19.39.010 for times.*

INSPECTIONS*: All work shall be complete prior to scheduling inspection. Inspections shall be scheduled with the RMA a minimum of 24 hours prior to the requested inspection. A qualified person shall remain on site to meet the inspector with the approved plans, specifications and permit. Roofing and Photovoltaic inspections are to have OSHA approved ladder secured to the building at the time of the inspection. Electrical inspections shall be conducted with qualified personnel and the panel enclosures, junction boxes and related electrical components shall be accessible/open at the time of the inspection.*

NEW CONSTRUCTION*: Means construction of a residence or structure which is built on a previously undeveloped site/parcel of a previously razed structure with no remnants of the prior structure or physical connection to existing structures or outbuildings on the respective property.(See also Fifty Percent Rule).*

OFFICIAL TIME. *Whenever certain hours are named herein, they shall mean Pacific Standard Time or Daylight Saving Time as may be in current use in the county.*

PERMIT: *An official document or certificate issued by the Building Official that authorizes performance of a specified activity.*

PERMIT RQUIRED: *Any owner or owner's 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 this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit. A written construction permit shall be obtained from the enforcing agency prior to the erection, construction, reconstruction, installation, moving or alteration of any building or structure..*

REMODEL: *Means to change, 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 and/or plumbing system.*

Exception: If more than 50% of the existing structure or its components are remodeled, altered, repaired, enlarged, converted or replaced the structure shall be deemed new and the entire structure shall be brought up to current code. In the event the 50% threshold is exceeded the scope shall be considered New Construction and shall be assessed for all fees, impact fees, etc., accordingly.

RESIDENTIAL: *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 may be designed and constructed in accordance with this code or the California Building Code, but not both, unless the proposed structure(s) or element(s) exceed the design limitations established in this code and the code user is specifically directed by this code to use the California Building Code. All other construction projects not meeting the above definition shall be subject to its own occupancy classification and usage and contained in the most current International Building Code "IBC" or California Building Code "CBC", whichever is the most restrictive.*

SETBACK *is the distance from the property line to the finished wall. At pre-pour foundation forms and footing inspection the distance from the property line to the forms shall take this into account and the forms set further away accordingly to account for the finished wall surface. Example: a 5' setback with a stucco exterior shall have the forms set at 5'- 1 ½" to allow for plywood backing and the thickness of the stucco.*

SIDE LINE *of a road, roadway, or state highway is the edge of the travel way, as determined by the Building Official, such as, the painted fog line, edge of pavement, curb and gutter, or similar conditions.*

SUBMITTAL DOCUMENTS: *Shall be defined as those construction documents of which submittal is required by Resource Management Agency "RMA" in conjunction with all proposed site development, remodel, addition, renovation, improvement to existing structures and new residential development. Construction documents shall be drawn upon suitable material. Electronic media documents are required to be submitted where approved by the building official. 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 this code and relevant laws, ordinances, rules and regulations, as determined by the building official.*

SUBMITTAL DOCUMENTS REQUIRED*: Submittal documents consisting of construction documents, and other data shall be submitted in two or more sets with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.*

The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that reviewing of construction documents is not necessary to obtain compliance with this code.

WILDLAND URBAN INTERFACE: *The area where new construction wild undeveloped areas (Wildland) come together. The Building Official and/or the Fire Marshal shall be able to determine high hazard fire areas more restrictive than the state, and determine what materials, methods and assemblies shall be used for construction.*

SECTION 2. Sections 21.01.021 (A) through (N), of the San Benito County Code are hereby repealed in their entirety and replaced with the new sections 21.01.021 (A) through (N), as follows:

"§ 21.01.021 ADOPTION OF 2019 CALIFORNIA BUILDING CODES, INTERNATIONAL AND UNIFORM CODES.

The following publications are hereby adopted by reference and incorporated in this code, except as expressly amended or superseded by the provisions of this article. Any subsequent errata or supplement published by the California Building Standards Commission are adopted.

(A) California Administrative Code, 2019 Edition.

(B) California Building Code, 2019 Edition, the 2018 International Building Code including, among the Appendices, Appendix Chapter C; (Group U-Agricultural Buildings), Appendix Chapter G; (Flood-Resistant construction) Appendix Chapter H; (signs), Appendix Chapter I; (Patio Covers), and Appendix Chapters J; (Grading), as

published by the International Code Council (ICC) as adopted and amended by the California Building Standards Commission in the California Building Standards Code, Title 24 of the California Code of Regulations, and local amendments.

(C) California Electrical Code, 2019 Edition, the 2018 National Electric Code, as published by the National Fire Protection Association, and as adopted by the California Building Standards Commission in Title 24 of the California Code of Regulations.

(D) California Mechanical Code, 2019 Edition, the 2018 Uniform Mechanical Code as published by the International Association of Plumbing and Mechanical Officials, and as adopted by the California Building Standards Commission in Title 24 of the California Code of Regulations.

(E) California Plumbing Code, 2019 Edition, the 2018 Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials, and as adopted by the California Building Standards Commission in Title 24 of the California Code of Regulations.

(F) California Residential Code, 2019 Edition, the 2018 International Residential Code as published by the International Code Council (ICC) and as adopted and amended by the California Building Standards Commission in the California Building Standards Code, Title 24 of the California Code of Regulations.

(G) California Green Buildings Standards Code, 2019 Edition, limited to the mandatory sections as adopted by the State of California.

(H) California Energy Code, 2019 Edition, including Appendix.

(I) California Historical Code, 2019 Edition, including appendices.

(J) California Existing Building Code, 2019 Edition, the 2018 International Existing Building Code as published by the International Code Council (ICC) and as adopted and amended by the California Building Standards Commission in the California Building Standards Code, Title 24 of the California Code of Regulations.

(K) California Referenced Standards Code including Appendix.

(L) International Property Maintenance Code 2018 Edition as published by the International Code Council.

(M) Uniform Swimming Pool, Spa & Hot Tub Code 2018 Edition as published by IAPMO.

(N) The California Fire Code, 2019 Edition, the 2018 International Fire Code as published by the International Code Council (ICC) and as adopted and amended by the California Building Standards Commission in the California Building Standards Code, Title 24 of

the California Code of Regulations."

SECTION 3. Section 21.01.022 of the San Benito County Code is hereby deleted in its entirety and replaced with the following:

"21.01.022 CALIFORNIA ADMINISTRATIVE CODE, 2019 EDITION, ADOPTED BY REFERENCE.

The CALIFORNIA ADMINISTRATIVE CODE, 2019 EDITION, as published by the International Code Council is adopted by reference."

SECTION 4. Section 21.01.024 of the San Benito County Code is hereby amended by adding the following sentence at the end of the existing section: "Within the building and fire code series, **t**he building official or fire marshal shall have the ability to utilize the most applicable code on a case by case basis as determined by the code official."

SECTION 5. These sections shall be added to the California Building Code which has been incorporated into the San Benito County Code by reference:

[A] 101.1 **Title.** These regulations shall be known as the Building Code of San Benito County, hereinafter referred to as "this code."

[A] 101.4.4 (A) Water from landscape drainage, or any other runoff shall be first maintained on all property through dry wells, drainage swales, detention ponds, retention ponds, percolation ponds, or other means approved by the County Engineer. This applies to existing conditions in order to keep water out of the public right of way and any walk ways, and roadways.

[A] 102.1.1 **Determination by code official.** The building official or fire marshal shall have the ability to utilize the most applicable code on a case by case basis as determined by the code official.

[A] 105.1.3 **Grading Permits** are required for cutting, filling, dumping, depositing, placing, distributing, etc., soil, spoils, or other materials of 50 cubic yards or more. Any perceived exceptions or exemptions shall be first approved in writing by the Building Official before moving or placing any materials.

[A] 107.2.6.2 **Topographical** contour lines, at 10' intervals, shall be indicated on a plot plan. Side profiles shall also be included with the topographical information plan.

[A] 109.1 (A) **Impact Fees** shall be paid prior to issuance of a permit. Park and Recreation impact fees shall be paid in addition to any fees or monies paid for parks or ~~oar~~ in lieu fees. Park and Recreation impact fees are different from park in lieu fees. School fees shall be paid to the appropriate school district and a copy of the receipt submitted to the building division as proof of payment.

[A] 110.1.1 **Standing for inspection.** Contractors and installers shall stand their jobs for inspection. Employees standing jobs shall be qualified to answer questions from the building inspector. Qualified employees shall open enclosures for inspections, such as electrical panels. Building inspectors will not open enclosures or areas for inspection. Ladders, scaffolding, lighting, and any other safety equipment or device shall be in place for the inspection. Ladders and scaffolding shall be secured to the structure, stacked or sand bagged at the base, and shall extend a minimum of three feet above the roof surface, per Cal-OSHA requirements. The approved plans and permit card shall be at the inspection for the inspector's review and comments. Any that is covered without an approved inspection, shall be uncovered and exposed for inspection. Failure to be ready for a called inspection shall require a re-inspection fee be paid prior to scheduling another inspection.

[A] 111.1 (A): **Certificate of Occupancy.** Prior to any certificate of occupancy being issued, all involved agencies, departments and divisions shall give their approval. This may include Planning, Environmental Health, Public Works, or others. In the case of Planning, the project shall meet all conditions of approval, unless approved by the Planning Director. In the case of Public Works, all work done in the public right of way and public street shall be ground and overlaid with new paving materials from roadway edge to roadway edge, curb to curb, or gutter to gutter, so that no dips, bumps or other obstructions exist, to the satisfaction of the County Engineer. In the case of environmental health, the septic or sewer shall be connected and approved, and potable water shall be approved by the environmental health inspector.

SECTION 6. 2019 California Fire Code Amendments

(1) Section 101.1 of the California Fire Code is hereby amended to read as follows: Section 101.1. These regulations shall be known as the Fire Code of the SAN BENITO COUNTY FIRE DEPARTMENT, hereinafter referred to as "this code."

(2) Section 101.2.1 is amended to read as follows: 101.2.1 Appendices. Provisions in Appendix Chapter 4 and Appendices B, C, F, G, H, I, J, and AE are hereby adopted in their entirety and shall apply.

(3) Section 102.1 is amended to read as follows: 102.1 Construction and design provisions. The construction and design provisions of this code shall apply to:

(a) Structures, facilities and conditions arising after the adoption of this code.

(b) Existing structures, facilities and conditions not legally in existence at the time of adoption of this code.

(c) Existing structures, facilities and conditions when identified in specific sections of this code.

(d) Existing structures, facilities and conditions, which, in the opinion of the fire code official, constitute a distinct hazard to life and property.

(e) Existing structures to which additions, alterations or repairs are made that involve the addition, removal or replacement of fifty percent (50%) or greater of the linear length of the walls of the existing building (exterior plus interior) within a five-year period.

(f) Existing structures to which additions, alterations or repairs are made that are valued at an amount to exceed the Engineering News Record amount used for accessibility hardship determination.

(4) Section 103.5 is added to read as follows: 103.5 Police powers. The fire code official and his deputies shall have the powers of police officers in performing their duties under this code. When requested to do so by the fire code official, the chief of police of the jurisdiction is authorized to assign such available police officers as necessary to assist the fire code official in enforcing the provisions of this code.

(6) Section 109.3 is amended to read as follows: 109.3 Violation penalties. Persons who shall violate any provision of this code or shall fail to comply with any of the requirements thereof or shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of an infraction, punishable by a fine not more than five hundred dollars ($500.00). Each day that a violation continues after due notice has been served shall be deemed a separate offense.

(7) Section 111.4 is amended to read as follows: 111.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of an infraction as specified in Section 109.3 of this code.

(8) Section 318 is added to read as follows:

Section 318 - STORAGE OF IDLE PALLETS

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

318.2 Storage of idle pallets.

a. Idle pallets shall be stored outside, except as permitted by Section 318.2(2) of this code.

b. Idle pallets shall be permitted to be stored in a building if the building is sprinklered in accordance with NFPA 13.

c. Idle pallets stored outside shall be stored in accordance with Section 318.3 of this code.

318.3 Physical characteristics of outside storage.

1. Idle pallet stacks shall not exceed twenty feet (20') in height.
2. Idle pallet stacks shall not cover an area of greater than 400 square feet, except as approved by the Fire Code Official.
3. Idle pallet stacks shall be arranged to form stable piles.
4. A distance of not less than twenty-five feet (25') shall separate stacks.

5. Stacks shall be no closer than twenty-five feet (25') to any property line.

6. Stacks shall be no closer than twenty-five feet (25') to any other yard storage.

7. Stacks shall be no closer than the distances shown in Table 318.3 to buildings.

TABLE 318.3

REQUIRED CLEARANCES BETWEEN OUTSIDE IDLE PALLET STORAGE AND BUILDINGS

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

(9) Section 603.6.6 is added to read as follows: 603.6.6 Spark arresters. An approved spark arrester shall be installed on all chimneys, incinerators, smokestacks or similar devices for conveying smoke or hot gases to the outer air.

(10) Section 901.1.1 is added to read as follows: 901.1.1 Responsibility. The owner of the protected premises shall be responsible for all fire protection systems within the protected premises, whether existing or installed under this code.

(11) Section 901.4 is amended to read as follows: 901.4 Installation. Fire protection systems shall be maintained in accordance with the original installation standards for that system. All systems shall be extended, altered, or augmented as necessary to maintain and continue protection whenever the building is altered, remodeled or added to. Alterations to the fire protection systems shall be done in accordance with applicable standards.

(12) Section 901.4.5 is added to read as follows: 901.4.5 Non-operational equipment. Any fire protection equipment that is no longer in service shall be removed.

(13) Section 901.6.3 is added to read as follows: 901.6.3 Qualifications of Inspection, Testing and Maintenance Personnel. All personnel performing any inspection, testing or maintenance of any fire protection system shall be qualified. Where such inspection, testing and maintenance is performed by an outside service company, the company shall be appropriately licensed in accordance with the California Business & Professions Code or by the California State Fire Marshal.

(14) Section 903.2 is amended to read as follows: 903.2 Where required. Approved automatic sprinkler systems shall be provided in all new buildings and structures constructed, moved into or relocated within the jurisdiction in the locations described in Section 903.2 and its subsections and all structures classified as Group R occupancies. Exceptions:

(a) Where an insufficient water supply exists to provide for an automatic fire sprinkler system and where the Fire Code Official permits alternate protection

(15) Section 903.2.8 is amended to read as follows: 903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided in all buildings with a Group R fire area, including, but not limited to, one- and two-family dwellings, townhomes, and manufactured homes and mobile homes located outside of licensed mobile home parks hereafter constructed, moved into or relocated within the jurisdiction, including all additions to buildings already equipped with automatic fire sprinkler systems.

(16) Section 903.3.1.1.2 is added to read as follows:

(a) 903.3.1.1.2 Elevators. Automatic fire sprinklers shall not be installed at the top of passenger elevator hoistways or in the associated passenger elevator mechanical rooms.

(b) 903.3.1.1.2.1 Where automatic fire sprinklers are not installed at the top of passenger elevator hoistways, heat detectors for the shunt trip mechanism shall not be installed, nor shall smoke detectors for elevator recall be installed.

(c) 903.3.1.1.2.2 Where automatic fire sprinklers are not installed in associated elevator mechanical rooms, heat detectors for the shunt trip mechanism shall not be installed. A smoke detector shall be installed for elevator recall.

(17) Section 903.3.1.3 is amended to read as follows:

(a) 903.3.1.3 NFPA 13D sprinkler systems. Where allowed, automatic sprinkler systems installed in one- and two-family dwellings shall be installed throughout in accordance with NFPA 13D.

(b) 903.3.1.3.1 All fire sprinkler systems installed in one- and two-family dwellings shall be tested for leakage by undergoing a hydrostatic test made at 200 psi for a two-hour duration.

(c) 903.3.1.3.2 Each water system supplying both domestic and fire protection systems shall have a single indicating-type control valve, arranged to shut off both the domestic and sprinkler systems. A separate shut-off valve for the domestic system only shall be permitted to be installed. The location of the control valve shall be approved by the fire code official.

(d) 903.3.1.3.3 Automatic sprinklers shall be installed in all bathrooms, regardless of square footage.

(e) 903.3.1.3.4 Automatic sprinklers shall be installed in all attached garages and structures.

(f) 903.3.1.3.5 Automatic sprinklers shall be installed in all accessible storage areas.

(g) 903.3.1.3.5.1 Automatic sprinklers shall be installed in all under-stair spaces including all closets.

(h) 903.3.1.3.6 Local water flow alarms shall be provided on all sprinklers systems. Local water flow alarms shall be powered from the main kitchen refrigerator circuit. The local water flow alarm shall be clearly audible from within the master bedroom at an audibility level of not less than 75 dBa. Where no kitchen exists in the building, the water flow alarm shall be powered from the bathroom lighting circuit.

(18) Section 903.4.1 is amended to read as follows: 903.4.1 Monitoring. Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station, remote supervising station or proprietary supervising station as defined in NFPA 72-2010, or, when approved by the fire code official, shall sound an audible signal at a constantly attended location. The fire alarm system installed to transmit such signals shall be considered a building fire alarm system.

(19) Section 903.4.2 is amended to read as follows: 903.4.2 Alarms. One exterior approved audible device shall be connected to every automatic sprinkler system in an approved location. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a building fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system. Interior alarm notification appliances shall be installed as required by Section 903.4.2.1.

(20) Section 903.4.2.1 is added to read as follows: 903.4.2.1 Where an automatic fire sprinkler system is installed in a building with more than one tenant or with over 100 sprinkler heads, audible and visible notification appliances shall be installed throughout the building as follows:

(a) Audible notification appliances shall be installed so as to be audible at 15 dBa above average sound pressure level throughout the building.

(b) Visible notification appliances shall be installed in all public and common use areas, restrooms and corridors in accordance with the spacing requirements of NFPA 72.

(c) Visible notification appliances can be eliminated in normally unoccupied portions of buildings where permitted by the fire code official.

EXCEPTION: The requirements of this section do not apply to Group R-3 Occupancies.

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

(22) Section 907.1.6 is added to read as follows: 907.1.6 Multiple Fire Alarm Systems. Multiple fire alarm systems within a single protected premises are not permitted, unless specifically authorized by the fire code official.

(23) Section 907.2 is amended to read as follows: 907.2 Exception 1. The manual fire alarm box is not required for fire alarm control units dedicated to elevator recall control.

(24) Section 907.7.3.8 is added to read as follows: 907.7.3.8 Zone transmittal. Where required by the fire code official, fire alarm signals shall be transmitted by zone to the supervising station and retransmitted by zone to the public fire service communications center.

(25) Section 907.7.4 is amended to read as follows: 907.7.4 Access. Access shall be provided to each fire alarm system component for periodic inspection, maintenance and testing.

(26) Section 907.8.2 is amended to read as follows: 907.8.2 Completion documents. The following documentation shall be provided at the time of acceptance testing for all fire alarm system installations:

a. A record of completion in accordance with NFPA 72.

b. A contractor's statement verifying that the system has been installed in accordance with the approved plans and specifications, and has been 100% tested in accordance with NFPA 72.

c. A contractor's affidavit of personnel qualifications, indicating that all personnel involved with the installation of the fire alarm system meet the qualification requirements of the fire code official.

(27) Appendix M is amended as follows:

APPENDIX M: Standard Fire Conditions for Single Family Dwellings

SECTION M101 – GENERAL

M101.1 Scope. Applications for the construction or remodel of single family dwellings, including one- and two-family dwellings, townhomes, modular and manufactured homes, and mobile homes outside of established mobile home parks, shall be subject to the fire conditions in this appendix when conditioned by the fire code official.

M101.2 Conflicting Sections. Where provisions in this appendix conflict with other sections of this code or other appendices, the provisions of this appendix shall prevail unless otherwise directed by the fire code official.

SECTION M104. SIGNS AND ADDRESSES

M104.1 Road signs. All newly constructed or approved roads and streets shall be designated by names or numbers, posted on signs clearly visible and legible from the roadway. Size of letters, numbers and symbols for street and road signs shall be a minimum 4-inch letter height, ½-inch stroke, and shall be a color that is reflective and clearly contrasts with the background color of the sign. All numerals shall be Arabic. Street and road signs shall be non-combustible and shall be visible and legible from both directions of vehicle travel for a distance of at least 100 feet. Height, visibility, legibility, and orientation of street and road signs shall be meet the provisions of the jurisdiction. This section does not require any entity to rename or renumber existing roads or streets, nor shall a roadway providing access only to a single commercial or industrial occupancy require naming or numbering. Signs required under this section identifying intersecting roads, streets and private lanes shall be placed at the intersection of those roads, streets and/or private lanes. Signs identifying traffic access or flow limitations (i.e., weight or vertical clearance limitations, dead-end road, one-way road or single lane conditions, etc.) shall be placed: (a) at the intersection preceding the traffic access limitation; and (b) not more than

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

M104.2 Addresses for buildings. All buildings shall be issued an address in accordance with jurisdictional requirements. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, ½-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance.

SECTION M105 – WATER SUPPLY

M105.1 Water systems. The provisions of this condition shall apply when new parcels are approved by a local jurisdiction. The emergency water system shall be available on-site prior to the completion of road construction, where a community water system is approved, or prior to the completion of building construction, where an individual system is approved. Approved water systems shall be installed and made serviceable prior to the time of construction. The quantity of water required pursuant to this chapter shall be in addition to the domestic demand and shall be permanently and immediately available.

M105.2 RESERVED

M105.3 Single parcel fire protection water supply. For development of structures totaling less than 3,000 square feet on a single parcel, the minimum fire protection water supply shall be 5,000 gallons. For development of structures totaling 3,000 square feet or more on a single parcel, the minimum fire protection water supply shall be 10,000 gallons. For development of structures totaling more than 10,000 square feet on a single parcel, the reviewing authority may require additional fire protection water supply. Other water supply alternatives, including ISO Rural Class 8 mobile water systems, may be permitted by the fire authority to provide for the same practical effect. The quantity of water required by this condition shall be in addition to the domestic demand and shall be permanently and immediately available. (Ref NFPA 1142 Section 4.1.3)

M105.4 Fire hydrants and valves. A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet or further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2½ inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with

minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.

SECTION M107 - VEGETATION AND DEBRIS DISPOSAL

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

SECTION M108 - GREENBELTS

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

SECTION M109 - DEFENSIBLE SPACE

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

M109.2 RESERVED

SECTION M110 FIRE PROTECTION SYSTEMS

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

M110.2 RESERVED

M110.3 RESERVED

M110.4 Residential fire alarm systems. The residence shall be fully protected with an approved household fire warning system as defined by NFPA 72. Plans and specifications for the household fire warning system shall be submitted by a California licensed C-10 contractor and approved prior to installation. Household fire warning systems installed in lieu of single-station smoke alarms required by the California Building Code shall be required to be placarded as permanent-building equipment

M110.5 Residential fire alarm systems in lieu of smoke alarms. Where a household fire warning system or combination fire/burglar alarm system is installed in lieu of single-station smoke alarms required by the International Building Code the alarm panel shall be required to be placarded as permanent building equipment.

(Ord. 822, § 2; Ord. 823, § 1; Ord. 858, §§ 1—5, 2010; Ord. 863, § 1 (part), 2010)

Section 101.1 is amended to read as follows:

101.1 Title. These regulations shall be known as the Fire Code of San Benito County, hereinafter referred to as "Fire Code".

Section 101.2.1 is amended to read as follows:

101.2.1 Appendices. Provisions in all appendices to this code are hereby adopted in their entirety and shall apply.

Section 102.1 is amended to read as follows:

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

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

1. Structures, facilities and conditions arising after the adoption of this code.
2. Existing structures, facilities and conditions not legally in existence at the time of adoption of this code.
3. Existing structures, facilities and conditions when identified in specific sections of this code.
4. Existing structures, facilities and conditions, which in the opinion of the fire code official, constitute a distinct hazard to life and property.
5. Existing structures alterations and repairs.

5a. All new work performed in alterations and/or repairs to existing structures shall comply with the current provisions of this Chapter.

5b When alterations und/or repairs result in the removal, alteration, modifications, replacement and or repair of fifty percent or more of the external walls of a building, or result in the removal, alteration, modification, replacement and/or repair of fifty percent or more of 1he existing internal structural and/or no-structural framework, independently or in combination thereof, within a five-year period, the entire building shall be made 10 conform to the current provisions of this Chapter.

5c. Calculations of linear wall measurcmc.ms s hall be shown on all plans submitted for building permits, on the cover page in the project description of said plans.

5d. The determination under this section of the requirement for upgrading any existing structure to full conformance with the current provisions of this Chapter shall be at the sole discretion of the fire code official.

Section 102.3 is amended to read as follows:

102.3 Change of use or occupancy. No change shall be made in the use or occupancy of any structure that would place the structure on a different division of the same group or occupancy or in a different group or occupancy, unless such structure is made to comply with the provisions of this Code.[1, 2]

Section 103.0 is added to read as follows:

103.0 Responsibility for enforcement.

103.0.1 Within established fire protection districts and community services districts, responsibility for enforcement of this code shall be under the direction of the Fire Chief within each district.

103.0.2 In areas of SAN BENITO County outside incorporated cities or organized special districts or fire districts, the responsibility for enforcement of this code shall be under the direction of the County Fire Chief.

Section 103.5 is added to read as follows:

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[1] SAN BENITO CODE INTERPRETATION

With regards to construction provisions of this Code being required on building remodels:

1. If wall coverings (drywall, paneling, etc.) are removed, do these walls get included in the calculations?
   ANSWER: YES

2. If new wall coverings are installed over existing wall coverings, do these walls get included in the calculations?
   ANSWER: NO

3. What is the measurement parameter for determining the 50% figure?

ANSWER: ALL WALLS ARE MEASURED USING LINEAR FOOTAGE OF THE WALLS.

[2] SAN BENITO COUNTY CODE COMMENTARY

The following formula has been agreed upon by the Fire Departments of SAN BENITO COUNTY:

Step 1: Determine the total linear length of all walls (interior and exterior walls including sections with doors, windows and openings) of the existing building. **(A)**

Step 2: Determine the total linear length of all walls of the proposed remodeled building, including additions to the building (all interior and exterior walls that are touched, moved, remodeled, altered, changed, added, etc.). **(B)**

Step 3. Determine the total linear length of all walls that are proposed to be removed during the remodel (All interior and exterior walls that are removed for the project.).**(C)**

Step 4. Add the results of Steps 1, 2, and 3. **(A) + (B) + (C) = (D)**

Step 5. Determine whether Step 4 result is over 150% of the Step 1 result. If so, Section 102.1 applies. If not, it does not apply. **(D) / (A) = (E). If (E) > than 1.5 (150%) then 102.1 applies. If (E) < than or = to 1.5, then 102.1 does not apply.**

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

Section 105.6.1.5 is added to read as follows:

105.6.1.5 Agricultural Explosive Devices. An operational permit is required for storage or use of any agricultural explosive device including "bird bombs".

Section 109.2 is amended to read as follows:

109.2 Owner/occupant responsibility. Correction and abatement of violations of this code shall be the responsibility of the owner. If the occupant creates, or allows to be created, hazardous conditions in violation of this code, the occupant shall be held responsible for the correction or abatement of such hazardous conditions.

Section 109.4 is amended to read as follows:

109.4 Violation penalties. Persons who shall violate any provision of this code or shall fail to comply with any of the requirements thereof or shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of an infraction, punishable by a fine not more than five hundred dollars ($500.00). Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 111.4 is amended to read as follows:

111.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of an infraction as specified in Section 109.4 of this code.

Section 202 is amended to add the following definitions:

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

BRIDGE. A structure to carry a roadway over a depression or obstacle.

IDLE PALLET. A pallet or similar product storage and/or lifting device not currently in use and empty of product.

Section 307.2 is amended to read as follows:

307.2 Permit required. A permit shall be obtained from the fire code official in accordance with Section 105.6 prior to kindling a fire for any of the following:

a. Recognized forest management practices.

b. Range or wildlife management practices.

c. Prevention or control of disease or pests.

d. Rural residential maintenance to eliminate large diameter natural vegetative fuels on properties greater than ½ acre when, in the opinion of the fire code official, there exists no other reasonable method for the elimination of such fuels.

Section 307.2.2 is added to read as follows:

307.2.2 Authority to rescind permit. The fire code official shall be permitted to rescind the permit and not permit further burning at the location if further burning is deemed to be a nuisance or constitutes a hazardous condition.

Section 307.2.3 is added to read as follows:

307.2.3 Hours of burning. Open burning shall be permitted only from dawn until noon each day. Fires shall be completely extinguished before dusk each day.

Section 307.4 is amended to read as follows:

307.4 Location. The location for open burning shall not be less than 50 feet from any structure, and provision shall be made to prevent the fire from spreading.

Exceptions:

1. Fires in approved recreational fire or portable outdoor fireplace containers that are not less than 15 feet from a structure provided that provisions have been made to prevent the spread of fire to nearby fuels.
2. The minimum required distance from a structure shall be 25 feet where the pile size is 3 feet or less in diameter and 2 feet or less in height.

Section 307.4.2 is amended to read as follows:

307.4.2 Recreational fires. Recreational fires shall not be conducted within 25 feet of structure or combustible material. Conditions which could cause a fire to spread away from its intended location or within 25 feet of a structure shall be eliminated prior to ignition.

Section 307.5 is amended to read as follows:

307.5 Attendance. Open burning, bonfires, recreational fires, rural residential maintenance fires and use of outdoor fireplaces shall be constantly attended until the fire is extinguished. A minimum of one portable fire extinguisher complying with Section 906 with a minimum 4-A rating or other approved on-site fire extinguishing equipment, such as dirt, sand, water barrel, garden hose, or water truck, shall be available for immediate utilization.

Section 320 is added to read as follows:

320 Storage of idle pallets

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

320.2 Storage of idle pallets.

1. Idle pallets shall be stored outside, except as permitted by Section 320.2(2) of this code.

2. Idle pallets shall be permitted to be stored in a building if the building is sprinklered in accordance with NFPA 13.

3. Idle pallets stored outside shall be stored in accordance with Section 320.2 of this code.

320.3 Physical characteristics of outside storage shall be as follows:

1. Idle pallet stacks shall not exceed 20 feet in height.

2. Idle pallet stacks shall not cover an area of greater than 400 square feet, except as approved by the fire code official.

3. Idle pallet stacks shall be arranged to form stable piles.

4. A distance of not less than 25 feet shall separate stacks.

5. Stacks shall be no closer than 25 feet to any property line.

6. Stacks shall be no closer than 25 feet to any other yard storage.

7. Stacks shall be no closer than the distances shown on Table 320.3 to buildings.

Table 320.3 Required clearances between outside idle pallet storage and buildings.

Wall Construction	Under 50 Pallets	51-200 Pallets	Over 200 Pallets
Masonry with no openings	No restrictions	No restrictions	15 feet
Masonry with wired glass in openings, outside sprinklers and 1-hour doors	No restrictions	10 feet	20 feet
Masonry with wired or plain glass, outside sprinklers	10 feet	20 feet	30 feet

and ¾ hour doors			
Wood or metal with outside sprinklers	10 feet	20 feet	30 feet
Wood, metal or other	20 feet	30 feet	50 feet

Section 503.2.6.1 is added to read as follows:

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

a. The weight shall be designed for a minimum of HS-20 loading as prescribed by the AASHTO.
b. The unobstructed vertical clearance shall be not less than 15 feet clear.
c. The width shall be a minimum of 20 feet clear. The fire code official may require additional width when the traffic flow may be restricted or reduce the width to a minimum of 12 feet for Occupancy Group U or R-3 occupancies.
d. The maximum grade change of the approach to and from any private bridge shall not exceed 8% for a minimum distance of 10 feet.

Section 503.2.6.2 is added to read as follows:

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

Section 503.2.7 is amended to read as follows:

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

Section 503.2.7.1 is added to read as follows:

503.2.7.1 Paving. All fire apparatus access roads over eight percent (8%) shall be paved with a minimum 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base. All fire apparatus access

roads over fifteen percent (15%) where approved shall be paved with perpendicularly grooved concrete.

Section 503.7 is added to read as follows:

503.7 Fire apparatus access road names. All fire apparatus access road names shall be issued by the jurisdictional authority.

Section 506.1 is amended to read as follows:

506.1 Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box or other approved emergency access device to be installed in an approved location. The key box or other approved emergency access device shall be of an approved type and shall contain keys or other information to gain necessary access as required by the fire code official. Where a key box is used, it shall be listed in accordance with UL 1037.

Section 507.5.2 is amended to read as follows:

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

Section 603.6.6 is added to read as follows:

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

Section 901.1.1 is added to read as follows:

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

Section 901.2.2 is added to read as follows:

901.2.2 Additional documentation. Additional documentation as required by the fire code official shall be provided to the fire code official in an acceptable format.

Section 901.4 is amended to read as follows:

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

Section 901.4.6 is added to read as follows:

901.4.6 Nonoperational equipment. Any fire protection equipment that is no longer in service shall be removed.[3]

Section 901.6.3 is added to read as follows:

901.6.3 Qualifications of Inspection, Testing and Maintenance Personnel. All personnel performing any inspection, testing or maintenance of any fire protection system shall be qualified. Where such inspection, testing and maintenance is performed by an outside service company, the company shall be appropriately licensed in accordance with the California Business and Professions Code or by the California State Fire Marshal.

Section 901.6.4 is added to read as follows:

901.6.4 Additional records. All documentation generated during any scheduled inspection or test of any fire protection system, whether required or voluntarily installed, shall be forwarded to the fire code official within 21 calendar days after the date of the inspection or test.

Section 903.2 is amended to read as follows:

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

Exceptions:

1) Structures not classified as Group R occupancies and not more than 500 square feet in total floor area.
2) Detached agricultural buildings, as defined by this code, located at least one hundred feet (100') from any other structure or the property line, whichever is closer.
3) Accessory structures associated with existing non-sprinklered R-3 occupancies (one or two family dwellings) and less than 1500 square feet in total fire area.
4) Where an insufficient water supply exists to provide for an automatic fire sprinkler system and where the fire code official permits alternate protection.

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

903.2.1.1 Group A-1. Change 12,000 square feet to 500 square feet.

[3] SAN BENITO COUNTY FIRE CODE INTERPRETATION

With regards to construction provisions of the SAN BENITO County Fire Code being required on ancillary buildings based on proximity to the main structure, when are detached buildings to be considered "attached" for the purposes of imposing fire protection system requirements of the SAN BENITO County Fire Code?

ANSWER: Ancillary buildings within 20 feet of the main structure are considered "attached" for the purpose of imposing fire protection system requirements.

903.2.1.2 Group A-2. Change 5,000 square feet to 500 square feet.

903.2.1.3 Group A-3. Change 12,000 square feet to 500 square feet.

903.2.1.4 Group A-4. Change 12,000 square feet to 500 square feet.

903.2.1.5 Group A-5. Change 1,000 square feet to 500 square feet.

903.2.3 Group E. Change 12,000 square feet to 500 square feet.

903.2.4 Group F-1. Change 12,000 square feet to 500 square feet.

903.2.4.1 Group F-1. Change 2,500 square feet for woodworking operations to 500 square feet.

903.2.7-1 Group M. Change 12,000 square feet to 500 square feet.

903.2.7-3 Group M. Change 24,000 square feet to 500 square feet.

903.2.9 Group S-1. Change 12,000 square feet to 500 square feet.

903.2.9.1 Repair Garages. Change 10,000 square feet (2 story buildings) and 12,000 square feet (1 story buildings) to 500 square feet.

903.2.9.2 Bulk storage of tires. Change 20,000 cubic feet to 500 square feet.[4]

Section 903.2.8 is amended to read as follows:

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

Section 903.3.1.1.1 #8 is added to read as follows:

[4] SAN BENITO COUNTY FIRE CODE INTERPRETATION

With regards to a detached agricultural building, located at least 100 feet from any other structure or the property line, whichever is closer, the following questions are posed:

Is plumbing and/or electrical installation permitted?

ANSWER: Yes

Can an agricultural building have any other uses?

ANSWER: Yes, to 10% of the floor area of the building up to 500 square feet. Other uses have to comply with the SAN BENITO County Building and Fire Codes for its use, including fire protection systems.

Can farm equipment repair be done in an agricultural building?

ANSWER: Yes, for replacement of parts only. No open flames or welding is permitted.

8. Passenger elevator shafts or associated passenger elevator mechanical rooms, where elevator shafts are constructed with a 2-hour fire resistive method.

Section 903.3.1.1.2 is deleted.

Section 903.3.1.2 is amended to read as follows:

903.3.1.2 NFPA 13R sprinkler systems. Automatic sprinkler systems in Group R occupancies up to and including four stories in height shall be permitted to be installed throughout in accordance with NFPA 13R as amended in Chapter 47.

903.3.1.2.1 Balconies and decks. Sprinkler protection shall be provided for exterior balconies, decks and ground floor patios of dwelling units were the building is of Type V construction, provided there is a roof or deck above. Sidewall sprinklers that are used to protect such areas shall be permitted to be located such that their deflectors are within 1 inch to 6 inches below the structural members and a maximum distance of 14 inches below the deck of the exterior balconies and decks that are constructed of open wood joist construction.

903.3.1.2.2 Attics. Where NFPA 13R sprinkler systems are installed, all attic areas shall be provided with sprinkler protection in accordance with NFPA 13.

903.3.1.2.3 Sprinkler control valves. Where NFPA 13R sprinkler systems are installed, sprinkler system control valves shall be installed in accordance with NFPA 13.

903.3.1.2.4 Bathrooms. Automatic sprinklers shall be installed in all bathrooms, regardless of square footage, where an electrical receptacle is installed.

903.3.1.2.5 Accessible storage areas. Automatic sprinklers shall be installed in all accessible storage areas.

903.3.1.2.6 Under-stair spaces. Automatic sprinklers shall be installed in all under-stair spaces including all under-stair closets.

Section 903.3.1.3 is amended to read as follows:

903.3.1.3 NFPA 13D sprinkler systems. Automatic fire sprinkler systems installed in one and two-family dwellings, Group R-3 and R-4 congregate living facilities and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D. The requirements of this section supersede the requirements of the California Residential Code. 903.3.1.3.1 All fire sprinkler systems installed in one- and two-family dwellings shall be tested for leakage by undergoing a hydrostatic test made at 200 psi for a two-hour duration.

903.3.1.3.2 Each water system supplying both domestic and fire protection systems shall have a single indicating-type control valve, arranged to shut off both the domestic and sprinkler systems. A separate shut-off valve for the domestic system only shall be permitted to be installed. The location of the control valve shall be approved by the fire code official.

903.3.1.3.3 Automatic sprinklers shall be installed in all bathrooms, regardless of square footage, where an electrical receptacle is installed.

903.3.1.3.4 Automatic sprinklers shall be installed in all attached garages and other accessory structures and in all garages and other accessory structures located within 20 feet of the main residence.

903.3.1.3.5 Automatic sprinklers shall be installed in all accessible storage areas.

903.3.1.3.5.1 Automatic sprinklers shall be installed in all under-stair spaces including all closets.

903.3.1.3.6 Automatic fire sprinklers shall be installed to protect all furnaces and heating system appliances.

903.3.1.3.7 Local water flow alarms shall be provided on all sprinkler systems. Local water flow alarms shall be powered from the main kitchen refrigerator circuit. The local water flow alarm shall be clearly audible from within the master bedroom at an audibility level of not less than 75 dBa. Where no kitchen exists in the building, the water flow alarm shall be powered from the bathroom lighting circuit.

903.0.1.3.8 An interior audible water flow alarm shall be provided in addition to the exterior local water flow alarm.

903.0.1.3.9 A passive purge system may be required by the local water purveyor company.[5]

Section 903.4.1 is amended to read as follows:

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

(exceptions remain unchanged)

Section 903.4.2 is amended to read as follows:

903.4.2 Alarms. One exterior approved audible appliance shall be connected to every automatic sprinkler system in an approved location. Sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a building fire alarm system is installed, actuation of the automatic sprinkler

[5] SAN BENITO COUNTY FIRE CODE INTERPRETATION

With regards to requiring fire sprinkler installation in bathrooms,

Do rooms with toilets and/or bidets only and no electrical receptacles require fire sprinklers?

ANSWER: No, unless they exceed the 55 square foot minimum in NFPA 13R and NFPA 13D.

Do rooms with showers only and no electrical receptacles require fire sprinklers?

ANSWER: No, unless they exceed the 55 square foot minimum in NFPA 13R and NFPA 13D

system shall actuate the building fire alarm system. Interior alarm notification appliances shall be installed as required by Section 903.4.2.1.

Section 903.4.2.1 is added to read as follows:

903.4.2.1 Where an automatic fire sprinkler system is installed in a building with more than one tenant or with over 100 sprinkler heads, audible and visible notification appliances shall be installed throughout the building as follows:

a. Audible notification appliances shall be installed so as to be audible at 15 dBa above average sound pressure level throughout the building.

b. Visible notification appliances shall be installed in all public and common use areas, restrooms and corridors in accordance with the spacing requirements of NFPA 72.

c. Visible notification appliances can be eliminated in normally unoccupied portions of buildings where permitted by the fire code official.

EXCEPTION: The requirements of this section do not apply to Group R-3 Occupancies.

Section 903.4.3 is amended to read as follows:

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

Section 907.1.6 is added to read as follows:

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

Section 907.2 is amended to read as follows:

907.2 Exception 1. The manual fire alarm box is not required for fire alarm control units dedicated to elevator recall control.

Section 907.6.5 is amended to read as follows:

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

Section 907.6.6 is amended to read as follows:

907.6.6 Monitoring. Fire alarm systems, whether required by this chapter or the California Building Code or voluntarily installed, shall be monitored by an approved supervising station in accordance with NFPA 72 and this section.

Section 907.6.6.4 is added to read as follows:

907.6.6.4 Means of communication. The use of either POTS or cable telephone lines with a digital alarm communicator transmitter shall not be permitted.

EXCEPTION. Where no other communications methods are available, the use of telephone lines shall be permitted to be used on a temporary basis not to exceed one year from the date of final acceptance test or until permitted alternate means of communications are available.

Section 907.7.2 is amended to read as follows:

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

1. A record of completion in accordance with NFPA 72.

2. A contractor's statement verifying that the system has been installed in accordance with the approved plans and specifications, and has been 100% tested in accordance with NFPA 72.

3. A contractor's affidavit of personnel qualifications, indicating that all personnel involved with the installation of the fire alarm system meet the qualification requirements of the fire code official.

Section D103.2 is amended to read as follows:

D103.2 Grade. Fire apparatus access roads shall not exceed 15 percent in grade with a maximum side slope of 5%.

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

Add the following Appendix to read as follows:

APPENDIX O: Standard Fire Conditions for Single Family Dwellings

SECTION O101 – GENERAL

O101.1 Scope. Applications for the construction or remodel of single family dwellings, including one- and two-family dwellings, townhomes, modular and manufactured homes, and mobile homes outside of established mobile home parks, shall be subject to the fire conditions in this appendix when required by the fire code official.

O101.2 Conflicting Sections. Where provisions in this appendix conflict with other sections of this code or other appendices, the provisions of this appendix shall prevail unless otherwise directed by the fire code official.

SECTION O102 – ROADS

O102.1 General. These conditions will be used primarily when conditioning a subdivision or other project that requires roads. Roads are defined as access pathways for more than two parcels.

O102.2 Road access. (FIRE 001). Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department

access. All roads shall be constructed to provide a minimum of two nine-foot traffic lanes with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name.

O102.3 Roadway engineering. (FIRE 002). The grade for all roads shall not exceed 15 percent with a maximum side slope of 5%. Where road grades exceed 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The length of vertical curves in roadways, exclusive of gutters, ditches and drainage structures designed to hold or divert water, shall not be less than 100 feet. No roadway turn shall have a horizontal inside radius of less than 50 feet. A roadway turn radius of 50 to 100 feet is required to have an additional 4 feet of roadway surface. A roadway turn radius of 100 to 200 feet is required to have an additional 2 feet of roadway surface. Roadway turnarounds shall be required on dead-end roads in excess of 150 feet of surface length. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.

O102.3 Dead end roads.

O102.3.1 Parcels less than one (1) acre. (FIRE 003) For parcels less than 1 acre, the maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed 800 feet. All dead-end road lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its furthest point. Where a dead-end road serves parcels of differing sizes, the shortest allowable length shall apply. Each dead-end road shall have a turnaround constructed at its terminus. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.

O102.3.2 Parcels greater than 1 acre and not exceeding 5 acres (FIRE 004) For parcels greater than 1 acre and not exceeding 5 acres, the maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed 1320 feet. All dead-end road lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its furthest point. Where a dead-end road serves parcels of differing sizes, the shortest allowable length shall apply. Each dead-end road shall have a turnaround constructed at its terminus. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length

O102.3.3 Parcels greater than 5 acres and not exceeding 20 acres. (FIRE 005)
For parcels greater than 5 acres and not exceeding 20 acres, the maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed 2640 feet. All dead-end road lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its furthest point. Where a dead-end road serves parcels of differing sizes, the shortest allowable length shall apply. Each

dead-end road shall have turnarounds at its terminus and at no greater than 1320-foot intervals. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.

O102.3.4 Parcels greater than 20 acres. (FIRE 006) For parcels greater than 20 acres, the maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed 5280 feet. All dead-end road lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its furthest point. Where a dead-end road serves parcels of differing sizes, the shortest allowable length shall apply. Each dead-end road shall have turnarounds at its terminus and at no greater than 1320-foot intervals. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.

SECTION O103 DRIVEWAYS, GATES, AND BRIDGES

O103.1 Driveways (FIRE 007) Driveways shall be defined as access pathways for one or two parcels. Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent with a maximum side slope of 5%. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. If permitted by the fire code official, grades over 15% shall be paved with perpendicularly grooved concrete. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be 30 feet long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.

O103.2 Gates (FIRE 008) All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required.

O103.3 Bridges (FIRE 009) All new and reconstructed bridges shall be at least the width of the roadbed and berms, but in no case less than 12 feet wide. Bridge width on all roads exceeding

tertiary standards shall not be less than the width of the two lanes with berms. All bridges shall be designed for HS15-44 loading and have guardrails. Appropriate signage, including but not limited to, weight ratings or vertical clearance limitations, and one-way road or single-lane road conditions, shall be provided at both entrances to any bridge. One-lane bridges may be permitted if there is unobstructed visibility across the entire bridge, and turnouts are provided at both bridge ends. The fire authority may impose more stringent requirements for bridges.

SECTION O104. SIGNS AND ADDRESSES

O104.1 Road signs (FIRE 010) All newly constructed or approved roads and streets shall be designated by names or numbers, posted on signs clearly visible and legible from the roadway. Size of letters, numbers and symbols for street and road signs shall be a minimum 4-inch letter height, ½-inch stroke, and shall be a color that is reflective and clearly contrasts with the background color of the sign. All numerals shall be Arabic. Street and road signs shall be non-combustible and shall be visible and legible from both directions of vehicle travel for a distance of at least 100 feet. Height, visibility, legibility, and orientation of street and road signs shall be meet the provisions of the jurisdiction. This section does not require any entity to rename or renumber existing roads or streets, nor shall a roadway providing access only to a single commercial or industrial occupancy require naming or numbering. Signs required under this section identifying intersecting roads, streets and private lanes shall be placed at the intersection of those roads, streets and/or private lanes. Signs identifying traffic access or flow limitations (i.e., weight or vertical clearance limitations, dead-end road, one-way road or single lane conditions, etc.) shall be placed: (a) at the intersection preceding the traffic access limitation; and (b) not more than 100 feet before such traffic access limitation. Road, street and private lane signs required by this article shall be installed prior to final acceptance of road improvements by the fire code official.

O104.2 Addresses for buildings. (FIRE 011) All buildings shall be issued an address in accordance with jurisdictional requirements. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. (12” for commercial or multi-family residential developments) The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance.

SECTION O105 - WATER SUPPLY

O105.1 Water systems (FIRE 012) The provisions of this condition shall apply when new parcels are approved by a local jurisdiction. The emergency water system shall be available on-site prior

to the completion of road construction, where a community water system is approved, or prior to the completion of building construction, where an individual system is approved. Approved water systems shall be installed and made serviceable prior to the time of construction. Water systems constructed, extended or modified to serve a new development, a change of use, or an intensification of use, shall be designed to meet, in addition to average daily demand, the standards shown in The San Benito County General Plan, NFPA Standard 1142, or other adopted standards. The quantity of water required pursuant to this chapter shall be in addition to the domestic demand and shall be permanently and immediately available

O105.2 RESERVED (FIRE 013)

O105.3 Single parcel fire protection water supply. (FIRE 014) For development of structures totaling less than 3,000 square feet on a single parcel, the minimum fire protection water supply shall be 4,900 gallons. For development of structures totaling 3,000 square feet or more on a single parcel, the minimum fire protection water supply shall be 9,800 gallons. For development of structures totaling more than 10,000 square feet on a single parcel, the reviewing authority may require additional fire protection water supply. Other water supply alternatives, including ISO Rural Class 8 mobile water systems, may be permitted by the fire authority to provide for the same practical effect. The quantity of water required by this condition shall be in addition to the domestic demand and shall be permanently and immediately available.

O105.4 Fire hydrants and valves. (FIRE 015) A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.

SECTION O106 SETBACKS

O106.1 Setbacks (FIRE 016) All parcels 1 acre and larger shall provide a minimum 30-foot setback for new buildings and accessory buildings from all property lines and/or the center of the road. For parcels less than 1 acre, alternate fuel modification standards or other requirements may be imposed by the fire code official to provide the same practical effect.

SECTION O107 - VEGETATION AND DEBRIS DISPOSAL

O107.1 Disposition of vegetation and debris fuels. (FIRE 017) Disposal, including chipping, burying, or removal to a landfill site approved by the local jurisdiction, of vegetation and debris

caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to final clearance of the related permit.

SECTION O108 - GREENBELTS

O108.1 Greenbelts. (FIRE 018) Subdivisions and other developments, which propose greenbelts as a part of the development plan, shall locate said greenbelts strategically as a separation between wildland fuels and structures. The locations shall be approved by the fire code official.

SECTION O109 – DEFENSIBLE SPACE

O109.1 Standard defensible space requirements. (FIRE 019) Combustible vegetation shall be removed from within a minimum of 100 feet or to the property line from structures, whichever is closer. Vegetation shall be no taller than four inches (4") high. Tree limbs shall be removed to 6 feet up from the ground and from within 10 feet from chimneys. Additional or alternate fire protection approved by the fire code official may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by the fire code official and other jurisdictional authorities.

O109.2 RESERVED (FIRE 020)

SECTION O110 FIRE PROTECTION SYSTEMS

O110.1 Residential fire sprinkler systems (Standard) (FIRE 021) The building(s) and attached structure(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection.

O110.2 RESERVED (FIRE 022)

O110.3 RESERVED (FIRE CONDITION 023)

O110.4 Residential fire alarm systems. (FIRE 024) The residence shall be fully protected with an approved household fire warning system as defined by NFPA 72. Plans and specifications for the household fire warning system shall be submitted by a California licensed C-10 contractor and approved prior to installation. Household fire warning systems installed in lieu of single-station smoke alarms required by the California Residential Code shall meet the requirements of the California Residential Code.

O110.5 RESERVED (FIRE 025)

Add the following Appendix to read as follows:

APPENDIX P - ROOFS

SECTION P101 – General

P101.1 Scope. Applications for the construction or remodel of any buildings shall be subject to the roofing conditions of this appendix when conditioned by the fire code official.

P101.2 Conflicting Sections. Where provisions in this appendix conflict with other sections of this code or other appendices, the provisions of this appendix shall prevail unless otherwise directed by the fire code official.

SECTION P102 – NEW BUILDINGS

P102.1 General. (FIRE 026) Roofing requirements for all new buildings shall be a minimum Class "B" roof assembly as defined by the International Building Code.

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

P102.2 Very High Hazard Severity Zones. (FIRE 027) Roofing requirements for all new buildings in Very High Hazard Severity Zones shall be a minimum Class "A" roof assembly as defined by the International Building Code.

P102.3 RESERVED SBCO EXCLUDED

SECTION P103 – EXISTING BUILDINGS

P103.1 General. (FIRE 026) Roofing requirements for existing buildings when fifty percent (50%) or more of the roof area is reroofed within a one-year period after the issuance of a building permit shall be a minimum Class "B" roof assembly as defined by the International Building Code. Where there is no permit issued, this section is applicable to buildings constructed after the effective date of this code and to buildings where fifty percent (50%) or more of the roof area is reroofed within a one-year period after commencing construction.

P103.2 Very High Hazard Severity Zone. (FIRE 027) Roofing requirements for existing buildings within a very high hazard severity zone when fifty percent (50%) or more of the roof area is reroofed within a one-year period after the issuance of a building permit shall be a minimum Class "A" roof assembly as defined by the International Building Code. Where there is no permit issued, this section is applicable to such buildings constructed after the effective date of this code and to buildings where fifty percent 50%) or more of the roof area is reroofed within a one-year period after commencing construction.

P103.3 RESERVED SBCO EXCLUDED

SECTION P104 – ADDITIONS TO EXISTING BUILDINGS

P104.1 General. The requirements of this Appendix shall apply to all additions to existing buildings, except that only the new portions of the roof shall be required to meet the requirements of this appendix.

Add the following Appendix to read as follows:

APPENDIX Q Q101.1 Scope. Applications for the installation, additions or remodel of alternative energy system, including but not limited to photovoltaic and wind generation systems, shall be subject to this appendix when conditioned by the fire code official.

Q101.2 Conflicting Sections. Where provisions in this appendix conflict with other sections of this code or other appendices, the provisions of this appendix shall prevail unless otherwise directed by the fire code official.

Q102 Signing and Marking: All photovoltaic systems shall be permanently marked as specified in this section.

Q102.1 Main Service Disconnect

a. Main Panel Exterior Marking. A placard is required to be permanently affixed to the main service disconnect panel. The placard shall be red in color with white capital letters at least 3/4" in height and in a non-serif font, to read "SOLAR DISCONNECT INSIDE PANEL." The placard shall be constructed of weather-resistant, durable plastic with engraved letters, or other approved material. b. Circuit Disconnecting Means Marking. A permanent label is to be affixed adjacent to the circuit breaker controlling the inverter or other photovoltaic system electrical controller. The label shall have contrasting color capital letters at least 3/8" in height and in a non—serif font, to read "SOLAR DISCONNECT." The label shall be constructed of durable adhesive material or other approved material.

Q102.2 Direct Current (DC) Conduits, Raceways, Enclosures, Cable Assemblies, and Junction Boxes.

a. Marking is required on all interior and exterior direct current (DC) conduits, raceways, enclosures, cable assemblies, and junction boxes.

b. Marking Locations. Marking shall be placed on all DC conduits, raceways, enclosures, and cable assemblies every ten feet (10'), at turns and above and below penetrations. Marking shall also be placed on all DC combiner and junction boxes.

c. Marking Content and Format. Marking for DC conduits, raceways, enclosures, cable assemblies and junction boxes shall be red with white lettering with minimum 3/8" capital letters in a non-serif font, to read "WARNING: SOLAR CIRCUIT". Marking shall be reflective, weather resistant, and suitable for the environment. Materials used should be in compliance with UL Standard 969.

Q102.3.Secondary Power Sources. Where photovoltaic systems are interconnected to battery systems, generator backup systems, or other secondary power systems, additional signage acceptable to the fire code official shall be required indicating the location of the secondary power source shutoff switch.

Q102.4.Installer Information. Signage acceptable to the fire code official indicating the name and emergency telephone number of the installing contractor shall be required to be installed adjacent to the man disconnect.

Q102.5 Inverters. No markings are required for inverters.

Q102.6 AC Photovoltaic Systems. AC Photovoltaic Systems shall be marked as specified in this section.

a. Main Panel Exterior Marking. A placard is required to be permanently affixed to the car service disconnect panel. The placard shall be red in color with white capital letters at least 3/4" in height and in a non-serif font, to read "SOLAR DISCONNECT INSIDE PANEL." The placard shall be constructed of weather resistant, durable plastic with engraved letters, or other approved material.

b. Circuit Disconnecting Means Marking. A permanent label is to be affixed adjacent to the circuit breaker controlling the inverter or other photovoltaic system electrical controller. The label shall have contrasting color capital letters at least 3/8" in height and in a non-serif font, to read "SOLAR DISCONNECT." The label shall be constructed of durable adhesive material or other approved material.

Q103 BUILDING MOUNTED PHOTOVOLTAIC SYSTEMS.

Q103.1. All building- or roof—mounted photovoltaic systems shall be installed as specified in this section.

a. Access, Pathways, and Smoke Ventilation. Access and spacing requirements shall be observed to ensure emergency access to the roof, provide pathways for specific areas of the roof, provide for smoke ventilation opportunity areas, and to provide emergency egress from the roof.

b. Exceptions. Exceptions to the requirements in this section shall be permitted to be granted by the fire code official where access, pathway or ventilation requirements are reduced due to any of the following circumstances:

(1) Proximity and type of adjacent exposures.
(2) Alternative access opportunities, as from adjoining roofs.
(3) Ground level access to the roof.
(4) Adequate ventilation opportunities below solar arrays.
(5) Adequate ventilation opportunities afforded by module set back from other rooftop equipment.
(6) Automatic ventilation devices.
(7) New technologies, methods, or other innovations that ensure adequate fire department access, pathways, and ventilation opportunities.

c. Designation of ridge, hip, and valley does not apply to roofs with 2-in-12 or less pitch.

d. Measurement Conventions. All roof dimensions shall be measured to centerlines.

e. Roof Access Points. Roof access points shall be defined as areas where ladders are not placed over openings (windows or doors) and are located at strong points of building construction and in locations where they will not conflict with overhead obstructions (tree limbs, wires, or signs). Q103.2 Household Systems (One- and Two-Family Dwellings)

a. Access and Pathways.
Hip Roof Layouts. Modules shall be located in a manner that provides one (1) three foot (3') wide clear access pathway from the eave to the ridge of each roof slope where the modules are located. The access pathway shall be located at a structurally sound location on the building, such as a bearing wall. EXCEPTION: Where adjoining roof planes provide a three foot (3') wide clear access pathway.

(2). Single Ridge Layouts. Modules shall be located in a manner that provides two (2) three-foot (3') wide access pathways from the eave to the ridge on each roof slope where the modules are located.

(3). Hip and Valley Layouts. Modules shall be located no closer than one and one-half feet (1-1/2') to a hip or valley if modules are to be placed on both sides of a hip or valley. Where modules are located on only one side of a hip or valley that is of equal length, the modules shall be permitted to be placed directly adjacent to the hip or valley.

b. Ridge Setback. The modules shall be located no higher than one and -half feet (1-1/2') below the ridge.

Q103.3. Commercial Systems.

a. Definition. Commercial Systems shall be defined as all photovoltaic systems installed in any occupancy other than a one and two family dwelling.

b. Alternative Requirements. Where the fire code official determines that the roof configuration is similar to residential (i.e., townhouses, condominiums, or single-family attached buildings) the fire code official shall be permitted to make a determination to apply the requirements under Section AE103.2, above.

c. Access. There shall be a minimum six—foot (6') wide clear perimeter around the edges of the roof. EXCEPTION: If either access to the building is 250' or less, there shall be a minimum four foot (4') wide clear perimeter around the edges of the roof.

d. Pathways. Pathways shall be established as follows:

(1). Pathways shall be over structural members.
(2). Centerline axis pathways shall be provided in both axes of the roof.
(3). Centerline axis pathways shall run on structural members or Over the next closest structural member nearest to the center lines of the roof.
(4). Pathways shall be straight line not less than four feet (4') clear to skylights, ventilation hatches, and/or roof standpipes.
(5). Pathways shall provide not less than four feet (4') clear around roof access hatches with at least one not less than four foot (4') clear pathway to the parapet or roof edge.

d. Smoke Ventilation.

(1). Solar arrays shall be no greater than 150 feet by 150 feet in distance in either axis.
(2). Ventilator options between array sections shall be (a) a pathway eight feet (8') or greater in width; (b) a pathway four feet (4') or greater in width and bordering on existing roof skylights or ventilation hatches; or (c) a pathway four feet (4') or greater in width and bordering four foot by eight foot (4' X 8) "venting cutouts" every twenty feet (20') on alternating sides of the pathway. Q104. Location of Direct Current (DC) Conductors.

a. Exterior mounted Direct Current conduits, wiring systems and raceways for photovoltaic circuits shall be located as close as possible to the ridge, hip or valley and from the hip or valley as directly as possible to an outside wall to reduce trip hazards and maximize ventilation opportunities.

b. Conduit runs between sub—arrays and to DC combiner boxes shall use design guidelines that minimize the total amount of conduit by taking the shortest path from the array to the DC combiner box.

c. DC combiner boxes shall be located so that conduit runs are minimized in the pathways between arrays.

d. DC wiring shall be run in metallic conduit or raceways when located within enclosed spaces in a building and shall be run as follows:

(1). When run perpendicular or parallel to load bearing members, a minimum ten—inch (10") space below roof decking or sheathing shall be maintained.

(2). Where flexible metal conduit (FMC) or metal clad cable (MC) containing PV power circuit conductors is installed across ceilings or floor joists, the raceway or cable shall be protected by guard strips.

Q105 GROUND MOUNTED PHOTOVOLTAIC SYSTEMS

Q105.1 Marking shall be in accordance with Section Q102, above.

Q105.2 Setbacks. Special setback requirements do not apply to ground-mounted, freestanding photovoltaic arrays. NOTE: The zoning regulations of the jurisdiction regulate setbacks between buildings, accessory structures (possibly including ground-mounted photovoltaic arrays) and property lines.

Q105.3 Clearances. A clear area of ten feet (10') around ground-mounted photovoltaic installations shall be provided.

Q105.4 Non-Combustible Base. A gravel base or other non—combustible base acceptable to the fire code official shall be installed and maintained under and around the installation.

Q105.5 Protection. Fencing, skirting, or other suitable security barrier shall be installed when required by the fire code official. NOTE: Security barriers are intended to protect individuals and animals from contact with energized conductors or other components.

Q105.6 Fire Sprinkler Protection. Fire sprinkler protection is not required for ground-mounted photovoltaic installations.

3901.4 **Building and Fire Code Requirements for Cannabis/Hemp Related Occupancies**

The following regulations pertain to Building Department and Fire Department requirements for the permit application, plan review, approval, and inspection of cannabis related occupancies. The requirements listed below are intended to assist the applicant with *some* of the requirements applicable to a Building Department permit submittal, and are not to be considered an all-inclusive listing of Building and/or Fire Code requirements for plan approval or permit issuance. Only items pertinent to each specific submittal are to be included. Every listed item will not necessarily be applicable to all projects.

General Requirements

1. A building permit is required to verify occupancy for a cannabis facility, even if no improvements or modifications to the property are proposed. The building permit application must meet the general building permit submittal requirements.

2. Construction plans, calculations and related documentation supporting the building permit application are required per the *California Building Code* Section 105 when the owner or occupant intends to construct, enlarge, alter, remove, repair, 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 Building and/or Fire Code; or to cause this work to be done. As a minimum, a site plan and floor plan of the proposed occupancy shall be submitted for all proposed projects.

3. All Building permit design and supporting documentation is required to be prepared, stamped, and signed by qualified design professionals licensed and registered by the state of California. *California Business and Professions Code (B&PC)* § 5536.1 and 6735.

4. An application for a building permit will not be accepted for a cannabis related business without confirmation that all discretionary approvals have been obtained or a zoning clearance has been issued.

5. All construction and related work must be performed by contractors licensed by the State of California as general and/or specialty contractors for the specific discipline of work to be performed.

6. Monterey Bay Air Resources District must be contacted to determine if Air Quality Monitoring is required.

7. All design and construction shall be consistent with the provisions of San Benito County and the current edition of the *California Building and Fire Codes* as adopted by the California Building Standards Commission, and as amended by the San Benito County.

8. A building permit application form must be completed in its entirety and included with each submittal.

9. Codes and Standards regulating cannabis facilities currently adopted and/or recognized by San Benito County include, but are not limited to:
    A. *California Building Code* (CBC)
    B. *California Electrical Code* (CEC)
    C. *California Mechanical Code* (CMC)
    D. *California Plumbing Code* (CPC)
    E. *California Energy Code*
    F. *California Fire Code* (CFC)
    G. *California Existing Building Code* (CEBC)
    H. *California Green Building Standards Code* (CalGreen)
    I. *California Existing Building Code (CEBC)*
    J. *California Health and Safety Code (H&SC)*
    K. *California Business and Professions Code (B&PC)*
    L. *National Fire Protection Association Standards (NFPA)*
    M. *Medical and Adult Use Cannabis Regulation and Safety Act (MAUCRSA)*
    N. *San Benito County Municipal Code*

10. A project specific submittal package is required for each individual building and building address, or each tenant in multi-tenant buildings. A minimum of 5 sets of plan documents,

2 sets of Title 24 energy compliance documentation and 2 sets of CALGreen check lists are required at time of submittal. Additional documentation may be required for structural modifications and/or additions to existing building or structures. Contact the Permit Center for final determination of required documentation for submittal.

11. The plan review fees must be paid in full before the plans will be accepted for plan review.

12. Construction or work for which the permit is required shall be subject to inspection by the Building Department and/or Fire Department, and such construction or work shall remain accessible and exposed for inspection purposes until approved. No construction shall commence prior to the issuance of a Building permit.

13. No building or structure shall be used or occupied, and no change in the existing occupancy classification of the building or structure or portion thereof shall be made, until the Building Official has issued a certificate of occupancy. Issuance of a Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of applicable codes and standards or the other regulations of the State of California or Fire Department.

14. The owner/occupant is required to keep all approved plans, specifications, and related documents on the premises, in an easily accessible location for inspection staff for the required inspections.

Building Code Requirements (applicable to all occupancies and MAUCRSA permit types)

1. The height and area of all structures shall be designed and detailed for compliance with CBC Chapter 5.

2. The Building Official shall determine the Occupancy and Construction Type of the proposed facility, and such occupancy designation shall be clearly identified by the applicant on the construction plan documents consistent with the requirements of CBC Chapter 6.

3. All fire rated elements in the space must meet the applicable requirements of CBC Chapter 7.

4. Applicable Means of Egress requirements shall be consistent with CBC Chapter 10. The design for the occupant load based on CBC Chapter 10, § 1004. Unless otherwise determined by the Building Official, growing, storage and shipping areas are 300 sq. ft. per person; cannabis manufacturing, processing, and infused products preparation, testing and business areas are 100 sq. ft. per person.

5. The minimum required exit width shall be consistent with CBC § 1005.

6. The means of egress, including the exit discharge, shall be illuminated at all times the building space is occupied in accordance with CBC § 1006.

7. Accessible means of egress is required. Accessible means of egress shall comply with CBC § 1007. Occupied spaces shall be provided with not less than one accessible means of egress. Where CBC requires more than one means of egress from any space, each portion of the space shall be served by not less than two accessible means of egress. § 1015.1 or § 1021.1. An accessible route of travel shall be provided and maintained between multiple required exits from any space or building including cultivation areas.

8. The minimum width of stairways shall be consistent with CBC § 1005.1, but such width shall not be less than 44 inches. CBC § 1009.1

9. Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign. CBC § 1011.

10. Two exits are required from all spaces when the occupant load is greater than 49 occupants and/or the *common egress path of travel* distance exceeds 75 feet, CBC § 1014.3 & § 1015.1 (NOTE: In other than H Occupancies, A 100-foot common path travel distance is allowed if the building is equipped with an automatic fire sprinkler system in accordance with CBC § 903.3.1.1).

11. Corridors shall be fire-resistance rated in accordance with CBC Table 1018.1. The corridor walls required to be fire-resistance rated shall be consistent with CBC § 709 for fire partitions.

12. All spaces within each story shall have access to the minimum number of approved independent exits as specified in CBC Table 1021.1 based upon the tributary occupant load of the space and story.

13. Exits shall discharge directly to the exterior of the building. The exit discharge shall be at grade or shall provide direct access to grade. The exit discharge shall not re-enter a building, and shall provide a compliant path of travel to the Public Way. CBC § 1027.

14. Interior finish requirements based on occupancy type of group. Interior wall and ceiling finishes shall have a flame spread index not greater than that specified in CBC Table 803.9 for the group and location designated. Interior wall and ceiling finish materials tested in accordance with NFPA 286 and meeting the acceptance criteria of CBC § 803.1.2.1, shall

be permitted to be used where a Class A classification in accordance with ASTM E 84 or UL 723 is required. CBC § 803.9.

15. All materials used as interior finishes, trim and decorative materials must comply with the provisions of CBC
§803 "Wall and Ceiling Finishes" and the flame spread rating for interior finishes or covered with a thermal barrier per CBC § 2603.4. Plastic film, foam plastic insulation and the paper facing on fiberglass insulation must be rated or covered with an approved thermal barrier.

16. The ventilation, temperature control, lighting, yards and courts, sound transmission, room dimensions, surrounding materials and rodent proofing associated with the interior spaces of buildings shall be consistent with CBC Chapter 12, "Interior Environment".

Accessibility Requirements (applicable to all occupancies and MAUCRSA permit types)

Accessibility requirements are based on standards outlined in CBC Chapter 11-B. Access shall be provided throughout the building for individuals with disabilities.

Accessibility requirements apply to sites, building, structures, facilities, elements, and spaces, temporary or permanent to provide access to individuals with disabilities. This includes anyone who utilizes a space, including occupants, employees, students, spectators, participants, and visitors. Minimum scoping and technical requirements are set forth in CBC Chapter 11-B. New buildings, structures, facilities, elements, and spaces must comply in their entirety. Additions and alterations to existing buildings or facilities must comply with CBC § 11B-
202.4. Alterations that decrease accessibility are prohibited.

The following is a list of some of the elements of required access for individuals with disabilities:

Path of travel requirements

When alterations or additions are made to an existing buildings or facilities, an accessible path of travel to the specific area of alteration or addition shall be provided. The primary accessible path of travel shall include:

A. A primary entrance to the building or facility,
B. Toilets and bathing facilities serving the area,
C. Public telephones serving the area, and
D. Signs.

1. Interior accessible path of travel shall address all the following:
   A. Accessible routes to all functional areas.
   B. Common use circulation paths with employee work areas.

C. Clear width of walking areas.

2. Door or gate information should include:
   A. Required clear width dimensions.
   B. Maneuvering clearances.
   C. Level landings on each side of doors or gates.
   D. Required threshold dimensions and geometry.
   E. Door or gate hardware should not require tight grasping, pinching, or twisting of the wrist.
   F. Required smooth surface dimensions on push side of the door within the finish floor or ground.

3. Restroom information should include:
   A. Turning space within the room.
   B. Door swing not in the clear space of any fixture (except for a single user).
   C. Mirrors and accessories.
   D. Clear floor space at fixtures.
   E. Compartment configuration side and end entry, toe clearances.
   F. Side and rear grab bars.
   G. Accessible lavatories (sinks), heights and knee clearances.
   H. Restroom symbols on doors.
   I. Shower compartments (if any) must be accessible.
   J. Drinking fountains.

4. Miscellaneous elements include:
   A. Dressing and locker rooms.
   B. Storage.
   C. Exit signs (tactile)
   D. Signs.
   E. Benches.
   F. Dining or break room tables.
   G. Electrical switches, controls, and electrical receptacle outlets.
   H. Kitchen and common sinks.

5. Site plan should include information on site accessibility features including:
   A. Arrival points including parking area access points and signage from the public way.
   B. The location and number accessible parking stalls and the number of standard parking stalls.
   C. Access aisles from parking.
   D. The slope of the accessible parking spaces and access aisles.
   E. The identification at accessible spaces and/or lot entrances.
   F. A clear accessible egress path of travel to the adjoining public way.

<u>Fire Code Requirements</u> (applicable to all occupancies and MAUCRSA permit types)

All applicants will need to provide a detailed written scope of work related to all business activities, equipment and products utilized in their business model or process in compliance with the current Edition of the California Building and Fire Codes. List license type(s) proposed, storage configurations, equipment type and location, and hazardous materials to be stored and utilized. Prior to finalization of Building Permit, annual operation permits will need to be secured with the Fire Department.

1. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in CFC § 903 and as amended by the Fire Code. A change in the occupancy of the space, substantial alterations, or an expansion of square footage, will require the installation of a fire suppression system for the proposed space.

2. Automatic fire-extinguishing systems, other than automatic sprinkler systems, shall be designed, installed, inspected, tested, and maintained in accordance with the provisions of CFC § 903 and the applicable referenced standards.

3. An approved fire alarm system installed in accordance with the provisions of the CFC and NFPA 72 shall be provided in new buildings and structures in accordance with CFC § 907.2 and provide occupant notification in accordance with CFC § 907.6 as well as specific requirements detailed in CFC Chapter 38.

4. Duct smoke detectors complying with UL 268A shall be installed in accordance with the CBC, CFC, CMC and NFPA 72.
    a. In the main return air and exhaust air plenum of each air-conditioning system having a capacity greater than 2,000 CFM. Such detectors shall be located in a serviceable area downstream of the last duct inlet.
    b. At each connection to a vertical duct or riser serving two or more stories from a return air duct or plenum of an air-conditioning system.

5. Portable fire extinguishers shall be installed in F, B, H, and U occupancy groups per CFC § 906. The size and distribution of portable fire extinguishers shall be in accordance with CFC § 906.

6. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the Fire Code Official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the Fire Code Official per CFC § 506.1 (KNOXBOX)

7. The provisions of CFC § 407 shall be applicable where hazardous materials subject to permits under CFC § 5001.5 are used and/or stored on the premises or where required by the Fire Code Official.

8. Storage, use and handling of compressed gases in compressed containers, cylinders, tanks, and systems shall comply with CFC Chapter 53 including those gases regulated elsewhere in the CFC and/or any applicable NFPA Standards as determined by the Fire Code Official. Partially full compressed gas container, cylinders or tanks containing residual gases shall be considered as full for purposes of the controls required.

9. Compressed gases classified as hazardous materials shall also comply with CFC Chapter 50 for general requirements and chapter addressing specific hazards, including CFC Chapters 58 (Flammable Gases), 60 (Highly Toxic and Toxic Materials), 63 (Oxidizer, Oxidizing Gases, and Oxidizing Cryogenic Fluids) and 64 (Pyrophoric Materials) and/or any applicable NFPA Standards as determined by the Fire Code Official.

10. The storage, use and handling of all hazardous materials shall be in accordance with CFC Chapter 50 and California Health and Safety Code requirements. The maximum allowable quantity (MAQ) of hazardous materials per control area will be established using CFC § 5003.1. Applicant will need to contact San Benito County Environmental Health for hazardous materials storage permitting and approval.

11. Hazardous Materials Inventory Statement (HMIS) per CFC § 5001.5.2. An application for building permit shall include an HMIS. The HIMS shall include the following information:
    A. Product name.
    B. Component.
    C. Chemical Abstract Service (CAS) number.
    D. Location where stored or used.
    E. Container size.
    F. Hazard classification.
    G. Amount in storage.
    H. Amount in use-closed systems.
    I. Amount in use-open systems.
    J. Safety Data Sheets (SDS) for all proposed materials

The business will also need to comply with electronic reporting requirements specific to the California Environmental Reporting System (CERS). Applicants will need to contact the Fire Department for direction and permitting related to hazardous materials inventory reporting amounts.

12. The smoking or carrying of a lighted pipe, cigar, cigarette or any other type of smoking paraphernalia or material is prohibited in the areas indicated in CFC § 310.

13. Storage of combustible materials in buildings shall be orderly. Storage shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur per CFC § 315.

14. Any security device or system that emits any medium that could obscure a means of egress in any building, structure or premise shall be prohibited per CFC § 316.5.

15. Reporting of emergencies, coordination with emergency response forces, emergency plans and procedures for managing or responding to emergencies shall comply with the provisions of CFC § 401.

16. Emergency evacuation drills complying with provisions of the Fire Code shall be conducted at least annually for Group H and Group F occupancies listed in section CFC § 403 or when required by the Fire Code Official. CFC § 405.

17. High-piled storage or rack storage in any occupancy group shall comply with the CFC Chapter 32.

<u>Electrical Code Requirements</u> (applicable to all occupancies and MAUCRSA permit types)

1. All electrical system design and permitting is required to be performed by licensed electrical engineers registered in the State of California or qualified and experienced licensed electrical contractors if they are performing the actual installations (design-build).

2. All electrical system(s) installation is required to be completed by licensed electricians and licensed electrical contractors.

3. The electrical system must be sized and installed in accordance with the California Electrical Code.

4. A single line diagram of the existing and proposed electrical system, including the main electrical service shall be provided in the submittal. CEC Article 215.5.

5. Electrical services which are 400 amps or greater must be designed by licensed electrical engineers registered in the State of California.

6. All electrical equipment must be listed and labeled by an approved testing agency, CEC Article 110.3.

7. Flexible cords (extension cords) are not permitted to substitute for fixed wiring and cannot be routed through or concealed in walls, structural ceilings, suspended ceiling, dropped ceilings or floors, attached to building surfaces, be within 6’- 8” of a means of egress, or subject to physical damage CEC § 400.8.

8. All buildings that are being newly constructed will be required to install a Concrete Encased Grounding Electrode (Ufer).
9. Heating and cooling equipment shall require a 15 or 20-amp GFCI protected service receptacle within 25 feet of the equipment. CEC article 210.63.

Mechanical Code Requirements (applicable to all occupancies and MAUCRSA permit types)

1. The provisions of the CMC shall apply to the erection, installation, alteration, repairs, relocation, replacement, addition to or the maintenance of mechanical systems.

2. A ventilation system shall be required to filter contaminants to the exterior of the building and any adjoining property (SRCC 20-46.050). The mechanical ventilation or exhaust system shall be installed to control, capture, and remove emissions or other odors generated from product growing, processing, use or handling where required in accordance with the Building or Fire Code, or as a Condition of Discretionary Approval. The design of the system shall be such that the emissions or other odors are confined to the area in which they are generated by air currents, hoods, or enclosures and shall be exhausted by a duct system to a safe location or treated by removing contaminants. Certification of the odor control system design by a licensed engineer shall be submitted at the time of permit application.

3. Provide an exhaust system designed and constructed to capture sources of contaminants to prevent spreading of contaminants to other parts of the occupied spaces of the building (CMC Chapter 4).

4. Building elements separating the cannabis agricultural area from other occupied portions of the building must be air sealed to prevent odor migration into adjacent spaces.

5. Appliances regulated by this code shall be listed and labeled for the application in which they are installed and used.

6. The inlet for the ventilation system shall be located in the area(s) of the highest contaminant concentration CMC § 505.4.

7. Every occupied space shall be ventilated by natural means in accordance with CMC § 402.2 or by mechanical means in accordance with CMC § 402.3.

8. Label information. A permanent factory-applied nameplate shall be affixed to appliances on which shall appear in legible lettering, the manufacturer's name or trademark, the model number, serial number and the seal or mark of the approved agency. A label shall also include the following:

A. Electrical equipment and appliances: Electrical rating in volts, amperes, and motor phase; identification of individual electrical components in volts, amperes or watts, motor phase; Btu/h (W) output; and required clearances.

B. Absorption units: Hourly rating in Btu/h (W); minimum hourly rating for units having step or automatic modulating controls; type of fuel; type of refrigerant; cooling capacity in Btu/h (W); and required clearances.

C. Fuel-burning units: Hourly rating in Btu/h (W); type of fuel approved for use with the appliance; and required clearances.

D. Electric comfort heating appliances: Name and trademark of the manufacturer; the model number or equivalent; the electric rating in volts, ampacity and phase; Btu/h (W) output rating; individual marking for each electrical component in amperes or watts, volts, and phase; required clearances from combustibles; and a seal indicating approval of the appliance by an approved agency. CMC §301.6

9. The building or structure shall not be weakened by the installation of mechanical systems. Where floors, walls, ceilings or any other portion of the building or structure are required to be altered or replaced in the process of installing, replacing, or repairing any system, such alterations shall be designed by a licensed design professional such that the building or structure shall be left in a safe structural condition in accordance with the CBC, CEBC, CMC. Anchorage of any mechanical equipment greater than 400 lbs. shall be designed and detail by a licensed design professional.

10. Condensate drain systems shall be provided for equipment and appliances containing evaporators or cooling coils. Condensate drain systems shall be designed, constructed, and installed in accordance with CMC § 307.2.

11. Mechanical ventilation systems shall be provided with manual or automatic controls that will operate such systems whenever the spaces are occupied. Air-conditioning systems that supply required ventilation air shall be provided with controls designed to automatically maintain the required outdoor air supply rate during occupancy. CMC § 402.3.

<u>Plumbing Code Requirements</u> (applicable to all occupancies and MAUCRSA permit types)

1. New plumbing installations and alteration must meet requirements of the California Plumbing Code and the local Water Department and Engineering Department.

2. The provisions of the CPC shall apply to the erection, installation, alteration, repairs, relocation, replacement, addition to or the maintenance of plumbing systems, nonflammable medical gas, carbon dioxide extraction systems, inhalation, anesthetic, vacuum piping, nonmedical oxygen systems, sanitary and condensate systems, vacuum

collection systems, fuel gas distribution piping and equipment, gas water heaters and water heater venting.

3. Plan documents must identify the locations of plumbing fixtures and fixture types.

4. Plans shall identify the locations of water heater(s), water supply and distribution, indirect and special waste, sanitary discharge, vents, traps, backflow preventers and interceptors and separators.

5. Plumbing fixtures and fixture fittings must be designed for individuals with disabilities and with the appropriate standards.
6. Installed plumbing systems regulated by this code shall be listed and labeled for the application in which they are installed and used, unless otherwise approved in accordance with CPC.

Energy Code Regulations (applicable to all occupancies and MAUCRSA permit types)

New, modified and altered building envelope, lighting and mechanical systems must be designed to comply with California Energy Code Nonresidential requirements. San Benito County is located within Climate Zone 4. For purposes of energy design, the designer is responsible for specifying the building features that determine compliance with Building Energy Efficiency Standards and other applicable building codes. Alterations must comply with mandatory measures for the altered components.

1. The energy documents will be required for lighting, cooling, heating, water heating and building envelope modifications.

2. The mechanical equipment for heating and cooling the offices and cultivation facility must be certified and may require field verification testing. Heating, cooling, and ventilation equipment shall be designed and installed in compliance with California Energy Code §110.2.

3. All areas, other than lighting used for plant growth, must meet mandatory requirements for lighting control devices and systems (California Energy Code § 110.9).

4. Lighting wattage for the exclusive use in plant growth is not counted toward building lighting load if controlled by a multi-level astronomical time-switch control that complies with the applicable provisions of California Energy Code § 110.9.

CalGreen Code Requirements (applicable to all occupancies and MAUCRSA permit types)

California Green Building Standards Code provides provisions to outline planning design and development methods for environmentally responsible site and building design to protect, restore and enhance the environmental quality of the site, building and respect the integrity of adjacent properties. New construction; Additions with an area greater than 1000 sq. ft.; and alterations exceeding $200,000 in construction valuation shall include a Non-residential CalGreen Building Check List demonstrating compliance with Tier 1 requirements. All projects requiring CalGreen compliance shall include submittal of a CalGreen checklist prepared by an approved certified CalGreen inspector at the time of permit application. Field inspection certification from an approved certified CalGreen inspector shall be submitted prior to occupancy. The following items shall be addressed as required by the CalGreen checklist:

1. Storm water pollution prevention.
2. Bicycle parking.
3. Electric charging stations.
4. Outdoor lighting that complies with California Energy Code requirements.
5. Water efficiency and conservation. Indoor water use and reuse. Outdoor water use-WELO.
6. Construction waste reduction, disposal, and recycling.
7. Building maintenance and operation. Systems commissioning, testing, and operations training.
8. Pollutant control.

MAUCRSA Permit Specific Requirements

The requirements in this section are related to specific permit types as outlined in the *Medical and Adult Use Cannabis Regulation and Safety Act* (MAUCRSA)

Cultivation Facilities (MAUCRSA permit types 1-5)

1. An Annual Fire Department Operational Permit is required for all cannabis cultivation facilities.

2. Cannabis Cultivation facilities shall be consistent with CBC, Chapter 3 requirements based upon Use and Occupancy Classification for a Factory Industrial, F-1, Moderate-hazard Occupancy. CBC § 306.2.

3. Cannabis Cultivation facilities for the *exclusive* use of plant production may be classified as a U occupancy and shall be consistent with the requirements of CBC Appendix C.

4. Cultivation areas shall be considered “wet locations” as they are subject to wash down. Indoor wet location wiring methods shall meet requirements of CEC article 300.6.

5. Grow lights must be installed per the manufacture instructions and wired per CEC article 410.

A. Remote ballasts shall be installed as near to the lamp as practicable to keep the secondary conductors as short as possible. CEC article 410.144(B).
B. Ballast secondary cord/conductors cannot pass through partitions and must be visible its entire length outside the fixture. CEC article 410.62(C)(1).
C. All grow lights shall be controlled by a multi-level astronomical time switch.

6. High-Intensity Discharge Lighting. Luminaires that use a Metal Halide lamp, other than a thick- glass parabolic reflector lamp (PAR), shall be provided with a containment barrier (LENS) on the fixture. CEC article 410.130(F)(5).

7. NM cable (Romex) is not allowed for use in damp locations (cultivation rooms) (CEC § 334.10). Approved wiring methods utilized in cultivation facilities shall be consistent with "Wet Use" Wiring Methods and Materials, (CEC Chapter 3).

8. Cultivation areas shall be supplied with ventilation at a minimum rate of 15 cfm/person for the number of occupants. The minimum occupant load for ventilation design shall be specified by the building designer, and shall not be less than one half of the maximum occupant load assumed for egress purposes as specified in the California Building Code, whichever is greater. (CMC table 402.1 footnote 4 & CEC subchapter 120.1(b).
9. All applications for a cultivation occupancy shall include an odor mitigation plan certified by a qualified licensed professional engineer that includes the following:

   A. Operational processes and maintenance plan, including activities undertaken to ensure the odor mitigation system remains functional;
   B. Staff training procedures;
   C. Engineering controls, which may include carbon filtration or other methods of air cleansing, and evidence that such controls are sufficient to effectively mitigate odors from all odor sources.

   All odor mitigation systems and plans submitted pursuant to this subsection shall be consistent with accepted and best available industry-specific technologies designed to effectively mitigate cannabis odors.

10. Cultivation facility exhaust outlets must be located at least 10' from the property lines, operable openings into the building and from mechanical air intakes (CMC § 506.9).

11. A separate permit from the Fire Department is required for CO_2 enrichment systems used within any cultivation system and room. Separate monitoring alarm systems shall be provided in all buildings, areas or rooms which use CO_2 enrichment

<u>Manufacturing Facility (MAUCRSA permit type 6, N, P)</u>

1. An Annual Fire Department Operational Permit is required for all cannabis manufacturing facilities.

2. All Plant Processing and Extraction facilities shall comply with CFC Chapter 38.

3. Facilities used for processing cannabis into foods, beverages, salves, inhalants, tinctures or other forms for human consumption or use are subject to review and approval by the San Benito County Environmental Health Division. A separate permit application is required through their office. Building permits will not be issued prior to plan approval from Health Department. Final occupancy will not be granted prior to field inspection and approval from Health Department.

4. Type 6 (non-volatile) manufacturing facilities shall comply with CBC, Chapter 3 requirements based upon Use and Occupancy Classification for a Factory Industrial, F-1, Moderate-Hazard Occupancy. High pressure CO_2 extraction may require classification as a High Hazard H-2 Occupancy based upon system pressure and/or volume. CBC § 306 and 307.

5. Type 7 (volatile) manufacturing facilities are to meet CBC, Chapter 3 requirements based upon Use and Occupancy Classification for a Factory Industrial, F-1, Moderate-Hazard Occupancy, or High Hazard Group H-2 based upon the Maximum Allowed Quantities (MAQ) of hazardous, dangerous, flammable, or combustible materials used and/or stored in the facility. CBC § 306 and 307.

6. Extraction processes utilizing flammable gasses or flammable cryogenic fluids shall not be located in a building containing a Group A, E, I, or R occupancy. CFC § 3803.2

7. Cannabis manufacturing facilities shall submit as a part of their permit application a comprehensive description of the program and all processes proposed for the operation and production at the facility. The documentation shall, as applies, include (but not be limited to) all the following:

    A. A written narrative that specifies all means, methods, materials, and equipment to be used for extracting, heating, washing, infusing, cooking, baking or otherwise combining, or changing the form of the cannabis plant; all methods and equipment used for testing any cannabis or cannabis product; all methods, materials, and equipment used for processing and packaging the final product; all means, methods, and quantities for storage of raw and processing materials, and final products.
    B. A description of all toxic, dangerous, hazardous, volatile, flammable, or other materials regulated by the CBC, CFC, or any other federal, state, or local government codes and standards that will be used, stored, processed, or created at the facility; the quantities of such materials used at each location within the facility; and the manner and quantity in which such materials will be stored.

C. Material Safety Data Sheets for all proposed toxic, dangerous, hazardous, volatile, or health hazard materials proposed for storage and use within the facility.

8. Concentrations of grease, smoke, heat, steam, off-gassing, or products of combustion created when cannabis is manufactured into products including, but not limited to, foods, beverages, salves, inhalants, and tinctures are to be contained as detailed in the CMC §s 506 and 507 (Type I and Type II hoods). Hoods that are utilized for the removal of grease laden vapors shall be protected by a fixed engineered extinguishing system. Contact the Fire Department for verification of requirements.

9. Sanitation requirements for facilities used for processing cannabis into foods, beverages, salves, inhalants, and tinctures shall meet the requirements of San Benito County Environmental Health Department. The following are general guidelines that are to be detailed on the drawings submitted for review:

   A. Location of hand wash sinks.
   B. Hand sinks must be conveniently located for employees.
   C. Hand sinks shall only be used for hand washing (maximum water temperature of 110 degrees is to be maintained through an appropriate mixing valve).
   D. Sinks used for food or medicine preparation or for washing equipment shall not be used for hand washing.
   E. How dishes will be washed. CPC § 802.1 requires all food handling and health care related fixtures, devices, and equipment to discharge through indirect waste lines into a floor sink.
   F. Contact surfaces shall be smooth, free of breaks, open seams, cracks, chips, pits and similar imperfections, free from sharp internal angles, corners, crevices, finishes to have smooth welds and joints.
   G. Equipment containing bearings and gears shall be designed, constructed, and maintained to ensure that it meets food and health requirements (washing machines are not listed for food or health related preparations).
   H. All rooms shall have sufficient ventilation to keep them free from excessive heat, steam, condensation, vapors, odors, smoke, and fumes per CMC chapters 4 and 5.
   I. Table or counter mounted equipment shall be installed to facilitate the cleaning of the equipment and adjacent areas by being sealed to the surface or elevated by at least four inches.
   J. Three compartment sinks are required for washing, rinsing, and sanitizing equipment and utensils.
   K. At least one utility or mop sink must be provided.
   L. Garbage and refuse shall be stored in a manner to be inaccessible to insects and rodents.

M. Floors shall be smooth, durable, nonabsorbent, light colored and maintained in good repair.
N. Walls and ceilings must be smooth and easily cleanable.
O. Hazardous materials waste discharge to the sanitary sewer is prohibited.

10. Storage, use and handling of compressed gases in compressed gas containers, cylinders, tanks, and systems shall comply with CFC, NFPA Standards, H&SC and CCR, including those gases regulated elsewhere in this code. Partially full compressed gas containers, cylinders or tanks containing residual gases shall be considered as full for the purposes of the controls required.

**Compressed gases classified as hazardous materials shall also comply with CFC Chapters 50 and 53 for general requirements and chapters addressing specific hazards, including Chapters 58 (Flammable Gases), 60 (Highly Toxic and Toxic Materials), 63 (Oxidizers, Oxidizing Gases and Oxidizing Cryogenic Fluids) and 41 (Pyrophoric Materials).*

EXTRACTION EQUIPMENT

11. If cannabis plant oil extraction is proposed, provide complete details of the proposed extraction process as a part of the comprehensive narrative description outlined in item # 7 above. Extraction description shall include:

A. Types of extraction proposed (CO_2, Butane, Propane, ethanol etc.)
B. Number of extraction equipment units proposed
C. Manufacturers cut-sheets for all listed equipment
D. Description of basic design of non-listed equipment
E. Resume of qualifications and experience of proposed independent equipment certification engineer
F. Description of proposed exhaust systems
G. Description of monitoring and alarm systems
H. Description for storage and use of raw and production materials
I. MAUCRSA Permit type (Type 6 or 7)
J. Description of employee safety program

12. Extraction equipment shall be located in an enclosed room fully separated from all other areas of the facility. Multiple extraction units contained in a single room shall comply with all requirements for occupancy type and MAQ quantities allowed for type of extraction proposed. All extraction units contained in a single room shall be of the same type.
13. Exit doors from any and all rooms containing extraction equipment shall swing in the direction of egress path of travel.

14. A local hydrocarbon, solvent vapor, or CO_2 detection and alarm system consistent with CFC requirements shall be used in all extraction and material storage areas as determined by the Fire Code Official. A separate permit from the Fire Department is required for all detection and alarm systems.

15. The use of propane, butane, hexane, or other similar flammable hydrocarbon gasses in open systems is **prohibited**. Closed hydrocarbon systems are approved by permit only after review to confirm that the system is in compliance with the CBC, CFC, and San Benito County requirements.

16. Closed hydrocarbon system rooms shall include a low level (typically floor level) mechanical exhaust system (minimum 1 CFM/sq. ft. of floor area) or a hazardous exhaust hood or other system listed and rated for exhausting flammable vapors to capture any possible vapor release. Hydrocarbon extraction ventilation and exhaust systems shall be designed by a licensed mechanical engineer.

17. Where closed hydrocarbon systems use refrigeration recovery units, the unit must be rated for use with hydrocarbon refrigerants.

18. CO_2 supercritical extraction relief venting shall be piped to the exterior of the building.

19. The use of alcohol or other volatile, flammable, combustible solvents in open systems is **prohibited.** Closed solvent systems are approved by permit only after review to confirm that the system is in compliance with the CBC, CFC, and San Benito County requirements

20. Alcohol or other volatile, flammable, combustible solvent extractions or post production treatment where the liquid is heated, boiled, distilled, or evaporated shall be contained within a closed loop system and shall be consistent with the CFC and the San Benito County Code. The proposed solvents (typically alcohol) shall be clearly identified including type, use and storage in the narrative description noted under item # 5 above.

21. Rooms containing extraction equipment using volatile, flammable, or combustible materials and areas adjacent to extraction rooms shall include Class 1 Division 2 rated electrical fixtures, equipment, and wiring methods consistent with California Electrical Code Article 500.

22. Closed solvent extraction system rooms shall include a mechanical exhaust system (minimum 1 CFM/sq. ft. of floor area) or a hazardous exhaust hood or other system designed for or specifically listed and rated for exhausting flammable and/or volatile vapors to capture any possible vapor release. Solvent extraction ventilation and exhaust systems shall be designed by a licensed mechanical engineer.

23. Systems and/or equipment used for extraction shall be listed for the specific use. If the systems and/or equipment is not listed, then the systems and/or equipment shall be

reviewed and analyzed by an independent approved California licensed professional engineer. The reviewing engineer shall prepare a technical report based upon analysis of the systems and/or equipment. The report shall be consistent with CFC § 3804.3. The report shall include but not be limited to:

1. Equipment manufacturer information
2. Name and contact information of report author
3. Date of report and revision history
4. Preparers engineering stamp and signature
5. Equipment model number and/or description
6. Description of the design and review methodology
7. Equipment description
8. General flow schematic
9. Pressure vessel analysis
10. Structural analysis of the frame supporting equipment and seismic anchorage of equipment
11. Process safety analysis
12. Comprehensive process analysis
13. Review of assembly instructions, operational and maintenance manuals
14. List of standards and references used in the analysis

Report is to be provided for review by the Building Official and Fire Code Official at the time of building permit submittal. Deferred approval of extraction equipment is not allowed.

24. Certification from a California Licensed Engineer confirming field review of the extraction facility and verifying all extraction equipment assembly, installation, and the improvements associated with such equipment are constructed and installed consistent with the approved equipment design and supporting documents. This written certification shall be submitted at final inspection. This certification shall be reviewed and approved by the Building Official and Fire Code Official prior to issuance of occupancy. CFC § 3804.4

25. All extraction equipment shall be subject to annual re-certification by a California licensed engineer. A current report shall be maintained on site for review by the Fire Department during the annual inspection of the facility.

26. Additions, alterations, or repairs to previously approved extraction equipment shall be reviewed and analyzed by an independent approved California licensed professional engineer consistent with the requirements of CFC § 3804.3. A new and/or revised report outlining all equipment modifications shall be submitted for review and approval by the Building Official and fire Code Official prior to operation of the modified equipment.

Testing/Laboratory (MAUCRSA permit type 8)

1. An annual Fire Department Operational Permit is required for all Testing and Laboratory facilities

2. Testing/Laboratory facilities are to meet CBC, Chapter 3 requirements based upon Use and Occupancy Classification for a Business Group, B, Occupancy. CBC § 304.1.

3. Exhaust hoods shall meet the requirements of CMC §s 506, 507 and 508.

4. Hazardous materials storage, use, handling, and wastes shall be permitted and reported through the Fire Department prior to operation.

Retail (MAUCRSA permit type 10)

1. Cannabis Retail facilities are to meet CBC, Chapter 3 requirements based upon Use and Occupancy Classification for a Mercantile Group, M, Occupancy. CBC § 309.1.

2. Cannabis consumption areas associated with retail facilities shall meet CBC Chapter 3 requirements based upon use and occupancy classification A-2.

3. Retail areas including display cases, checkout counters, credit card readers or point of sale devices shall be accessible to persons with disabilities consistent with the requirements of CBC Chapter 11B.

4. Retail facilities where cannabis foods, beverages, salves, inhalants, tinctures, or other forms intended for human consumption or use are sold are subject to review and approval by the San Benito County Environmental Health Division. A separate permit application is required through their office. Building permit will not be issued prior to plan approval from Health Department. Final occupancy will not be granted prior to field inspection and approval from Health Department.

Distribution Facilities (MAUCRSA permit type 11)

1. An annual Fire Department Operational Permit is required for all Distributor facilities.
2. Distributor facilities are to meet CBC, Chapter 3 requirements based upon Use and Occupancy Classification for a Storage Group, S, Occupancy. CBC § 311.1.

    A. Facilities that include storage and distribution of food products in non-combustible containers shall be classified in Occupancy Group S-2 “Low Hazard Storage”. CBC § 311.3.
    B. Facilities that include storage and distribution of all other cannabis packaged and manufactured products shall be classified in Occupancy Group S-1 “Moderate Hazard Storage”. CBC § 311.2.

SECTION 7. Findings for Changes, Modifications and Additions to the California Building Standards

Various provisions of this ordinance contain changes, modifications and additions to the 2019 Edition of the California Building Standards Code. Many changes are administrative in nature and do not constitute changes or modifications to requirements contained in the California Building Standards Code. Pursuant to California Health and Safety Code Section 17958.5, 17958.7 and 18941.5 the Board of Supervisors hereby expressly finds that all of the changes and modifications to the California Building Standards Code made by this ordinance, and which are not merely administrative changes, are reasonably necessary because of local climatic, geological or topographical conditions in San Benito County as more particularly described in the table set forth below.

Ordinance Section	Conditions	Findings
Section 6	Climatic	San Benito County consists of large areas of grass land and oak woodlands. Due to climate change these areas of combustible materials are more susceptible to fire. California has experienced conflagrations due to these types of fires. San Benito County experienced the New Idria fire during the summer of 2019. Therefore, fire code amendments more restrictive than the 2019 Fire Code are warranted.

SECTION 8. References in County forms, documents and regulations to the former adopted Title 21 of the San Benito County Code, shall be construed to apply to the most current and adopted corresponding provisions contained within Title 21 of the San Benito County Code. Any other ordinances or parts of ordinances in conflict herewith are hereby superseded and expressly repealed.

SECTION 9. This ordinance shall take effect 30 days from and after the date of its passage and before the expiration of 15 days after its passage it shall be published once or a summary shall be published, with the members voting for and against the same, in the Hollister Free Lance, a newspaper published in the County of San Benito, State of California in accordance with Government Code section 25124(b)(1).

In regular session of the Board of Supervisors of the County of San Benito, adopted this ___th day of _____ 2020, on regular roll call of the members of said Board by the following vote:

AYES: Supervisor(s)
NOES: Supervisor(s)
ABSENT OR NOT VOTING:

_____
Jaime De La Cruz, Chair, Board of Supervisors

ATTEST:
Janet Slibsager, Clerk of the Board

By: _____
Clerk of the Board

APPROVED AS TO LEGAL FORM:
San Benito County Counsel
Barbara J. Thompson

By: _____
Joel Ellinwood
Assistant County Counsel