

ORDINANCE NO. 2519

AN ORDINANCE OF THE CITY OF REDWOOD CITY REPEALING ARTICLE II OF CHAPTER 12 OF THE REDWOOD CITY MUNICIPAL CODE; AND ADDING A NEW ARTICLE II TO CHAPTER 12 OF THE REDWOOD CITY MUNICIPAL CODE ADOPTING THE 2021 INTERNATIONAL FIRE CODE ALONG WITH THE 2022 EDITION OF THE CALIFORNIA FIRE CODE, AS PUBLISHED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION AND THE INTERNATIONAL CODE COUNCIL

WHEREAS, pursuant to Sections 17922, 17958, 17958.5, 17958.7 and 18941.5 of the California Health and Safety Code, the City may adopt amendments, exceptions, modifications, and additions to the provisions of the International Fire Code/California Fire Code, which are reasonably necessary to protect the health, welfare and safety of the citizens of Redwood City because of local climatic, geological and topographical conditions; and

WHEREAS, the City Council has adopted a resolution making findings with respect to local geological, topographical, and climatic conditions relating to the amendments to the California Codes for which such findings are required; and

WHEREAS, this Ordinance was found to be categorically exempt from environmental review, per the provisions of the California Environmental Quality Act of 1970, as amended, 14 California Code of Regulations Section 15061(b)(3); and

WHEREAS, the City Council of the City of Redwood City is the decision-making body for this Ordinance; and

WHEREAS, this Council has reviewed and considered the Statement of Exemption determination under CEQA prior to taking any approval actions on this Ordinance.

NOW, THEREFORE, THE COUNCIL OF REDWOOD CITY DOES ORDAIN AS FOLLOWS:

SECTION 1. Article II (commencing at 12.7) of Chapter 12 of the Redwood City Municipal Code is hereby repealed.

SECTION 2. A new Article II (commencing at 12.7) is hereby added to Chapter 12 of the Redwood City Municipal Code, to read as follows:

ARTICLE II. - REDWOOD CITY FIRE CODE:

Sec. 12.7. - ADOPTION; CONFLICTS:

A. Pursuant to Sections 50022.2 et seq., of the California Government Code

and Section 15 of the Charter of the City, the Title 24, Part 9 of the California Code of Regulations, known as the International Fire Code 2021 Edition, California Fire Code, 2022 Edition, together with all the appendices included therein, with the exceptions of the following appendix chapters: A-Board of Appeals, E-Hazard Categories, F-Hazard Ranking, G-Cryogenic Fluids, J-Building Information Sign, L-Fire Fighter Air Replenishment Systems, M-High-Rise Buildings-Retroactive Automatic Fire Sprinkler Requirements, and published by the California State Building Standards Commission, and based on the 2018 Edition of the International Fire Code is hereby adopted as the Redwood City Fire Code, regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code, are adopted as if fully set forth herein, with the additions, insertions, deletions and modifications, if any, set forth in this Article. This Code and the regulations adopted herein shall apply to all occupancies, both state-regulated and non-state-regulated for fire and life safety.

- B. The Fire Chief shall keep a certified copy of the Redwood City Fire Code available for public review on weekdays from 8:00 a.m. until 5:00 p.m.
- C. In the event of any conflict between the provisions of the California Fire Code and the provisions of this Article, this Article shall apply.

Sec. 12.7.1. - VERY HIGH FIRE HAZARD SEVERITY ZONE MAP:

The City Council hereby adopts and designates the most recent Very High Fire Hazard Severity Zones map as recommended by the Director of the California Department of Forestry and Fire Protection and retained on file, or via the internet, and made available at the offices of the Fire Chief and Building Official of the City of Redwood City. Buildings and structures shall comply with the provisions as stipulated by the City of Redwood City Building Official, the California Building Code Chapter 7A, or the California Residential Code Section R337.

Sec. 12.8. - DEFINITIONS:

In addition to the definitions in Chapter 2 of the 2022 Edition of the California Fire Code, the following words or terms as used in the 2022 Edition of the California Fire Code and herein shall be deemed to have the meanings respectively ascribed thereto:

FIRE CODE or CODE: Means the 2022 Edition of the California Fire Code, as amended herein.

SUBSTANTIAL REMODEL, ADDITION, OR REPAIR: When remodels, tenant improvements, alterations, modernization projects, additions, or repairs meet or

exceed fifty percent (50%) of the original square footage of the floor area of the structure, the project will be defined as a substantial remodel, addition, or repair within any five (5) year period.

Sec. 12.9. - MODIFICATIONS AND CHANGES TO THE CALIFORNIA FIRE CODE: The Fire Code is modified, amended and added to as set forth in the following code Sections.

Sec. 12.10. - SECTION 101.1 AMENDED:

Section 101.1 of the Fire Code is hereby amended to insert the City of Redwood City as the name of the jurisdiction.

Sec. 12.11. - SECTION 102.13 ADDED:

Section 102.13 is hereby added to the Fire Code to read as follows:

102.13 - Hazardous materials business plans and hazardous materials inventory statement. Where the Fire Code refers to a Hazardous Materials Management Plan (HMMP) or Hazardous Materials Inventory Statement (HMIS), these provisions shall apply to the Hazardous Materials Business Plan (HMBP) as specified by the San Mateo County Department of Environmental Health Services.

Sec. 12.12. - SECTION 102.14 ADDED:

Section 102.14 is hereby added to the Fire Code to read as follows:

Section 102.14 – Standards. The fire code official will maintain a set of design and installation standards that include but are not limited to: Address posting, Special Suppression Systems, Fire Apparatus Turnarounds, Turnouts, Knox Key Safe Installations, Emergency Responder Radio Coverage Systems, and Fire Sprinkler Systems. These standards are necessary for the City of Redwood City to provide a reasonable degree of fire and life safety for the community.

Sec. 12.13. - SECTION 104.10.3 ADDED:

Section 104.10.3 is hereby added to the Fire Code to read as follows:

104.10.3 - New materials, processes, or occupancies requiring permits.

The City Manager or their designee, the Fire Chief and the fire code official shall act as a committee to determine and specify, after giving affected persons an opportunity to be heard, any new materials, processes or occupancies, which shall require permits, in addition to those now enumerated in the Fire Code.

Sec. 12.14. - SECTIONS 111.1, 111.2, 111.3, and 111.4 AMENDED:

Sections 111.1, 111.2, 111.3, and 111.4 of the Fire Code are hereby deleted in their entirety and replaced with the following language:

111.1 Appeals. Except for those matters for which the Fire Code authorizes appeals to the state fire marshal, any person desiring to appeal from an action or determination of a subordinate Deputy Fire Marshal or Fire Prevention Officer under this Fire Code, may appeal such decision to the fire code official by filing a written appeal within fifteen (15)

calendar days of the date of the notice of the decision. The determination of the fire code official on such appeal may be appealed to the Fire Chief, by filing a written appeal within fifteen (15) calendar days of the date of the notice of the decision. The determination of the Fire Chief shall be final.

Sec. 12.15. - SECTION 112.4 AMENDED:

Section 112.4 of the Fire Code is hereby amended to read as follows:

112.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of the Fire Code, as amended, shall be guilty of a misdemeanor, punishable by a fine of not more than \$1,000.00 or by imprisonment not exceeding 180 days, or both such fine and imprisonment. In addition, violations of the Fire Code, as amended, may also be subject to administrative code enforcement pursuant to Article II of Chapter 1 of the Redwood City Code. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Sec. 12.15.1. - SECTION 202 AMENDED:

Section 202 High Rise Structure Definition is hereby amended to read as follows:

202 High Rise Structure. Every building of any type of construction or occupancy having floors used for human occupancy located more than 75 feet above the lowest level of fire department vehicle access (see Section 403), except buildings used as hospitals as defined in Health and Safety Code Section 1250.

Sec. 12.15.2. - SECTION 324 ADDED:

Section 324 is hereby added to the Fire Code to read as follows:

324 Car Stackers and Car Puzzler Systems. Car stackers and car puzzler systems are defined as manual, or automatic, rack vehicle storage systems designed to park cars vertically and / or horizontally inside structures or under canopies such that the vehicles are in close proximity to one another with limited access for firefighters. The configuration of the vehicles stored in these systems presents an exposure hazard from one vehicle to another in the event of a vehicle fire.

Parking areas inside buildings or under attached canopies equipped with car stackers or car puzzler systems shall be protected from above by an automatic fire sprinkler system designed to a density of Extra Hazard Group 2. Standard coverage sidewall sprinklers, listed for Ordinary Hazard Group 2 shall be provided to protect each parking level, including the bottom levels. The maximum coverage of a sidewall sprinkler is 80 sq. ft. and the use of extended coverage sidewall heads for protection is prohibited.

The basic design area of application for the increased density fire sprinkler system protecting the car stacker or car puzzler systems shall be 2,500 square feet. The design area of application may be reduced upon approval by the fire code official but never less than 1,500 square feet if one-hour rated walls are provided between the stacker parking

area and other standard parking stalls or storage areas, and the car stacker system is divided into a maximum of 1,000 square foot fire areas by one-hour rated fire barriers. Flow from all fire sprinkler heads, upright, pendant, and sidewall, at all levels, located in the design area of application, shall be included in the hydraulic calculations for the fire sprinkler system.

Car stackers and car puzzler systems installed inside structures or under attached canopies shall be provided with Manual Wet or Automatic Wet Standpipe connections at all points of access and at each parking level within the structure so that every part of the parking area is within 150 feet by hose pull of a standpipe connection.

Car stackers and car puzzler systems installed inside structures shall be provided with a mechanical smoke and heat removal system as per Section 910.4 of the California Fire Code. The smoke and heat removal system shall be automatically activated upon detection of fire by the fire alarm system. Section 910.4.4 is not applicable to this requirement.

Car stacker and car puzzler systems installed outside structures that are open to the environment shall be configured so as to limit fire spread from one vehicle to another and from vehicles to adjacent structures. This shall be accomplished with one-hour fire rated barriers creating a maximum of 2500 square foot fire areas between stackers or puzzlers and by providing adequate setback from adjacent structures.

Sec. 12.15.3. - SECTION 503.1.1 AMENDED:

Section 503.1.1 of the Fire Code is hereby amended to read as follows:

503.1.1 Buildings and Facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this Section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exceptions:

1. The fire code official is authorized to increase the dimension of 150 feet (45,720 mm) when fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

Sec. 12.15.4. - SECTION 503.2.3 AMENDED:

Section 503.2.3 of the Fire Code is hereby amended to read as follows:

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities. This is defined as Asphaltic Concrete or Concrete (including pervious concrete) installed over an adequate compacted roadbed to support the imposed loads (75,000 pounds) of fire apparatus. Any type of pavers, whether grouted or bedded in sand,

or grass block type surfaces, are not approved for fire access roads or fire lanes.

Sec. 12.16. - SECTION 507.1.1 ADDED:

Section 507.1.1 is hereby added to the Fire Code to read as follows:

507.1.1 Fire Main, Hydrant Specifications. Notwithstanding anything to the contrary contained in this code, all water mains providing a water supply for fire protection, both to fire hydrants and to fire service systems, shall be not less than eight inches (8") in diameter (inside measurement) provided, however, the fire code official may require different sizes based on the conditions of the site, but in no case shall the fire service main be less than six inches (6") in diameter (inside measurement). Maintenance of privately-owned water mains, fire hydrants, or other fire service systems (collectively referred to as 'Facilities') shall be performed by, and be the responsibility of, the owners thereof, and the City shall assume no liability for damages to the Facilities in performing tests to, or in using, such Facilities. Appendix Table B105.1 (1) is not adopted under this ordinance. Minimum fire flow for one-and-two-family dwellings under 3600 square feet shall be 1000 gallons of water per minute with two-hour flow duration. Residual pressure shall not be less than 20 psi. For one-and-two-family dwellings over 3600 square feet, the required fire flow shall be 50% of the value in Appendix Table B105.1 (2) with automatic fire sprinklers installed per Section 903.3.1.3 of the California Fire Code with a minimum flow requirement of 1000 gallons of water per minute. Appendix Table B105.2 is amended to allow a maximum reduction in required fire flow of 50% of the value in Table B105.1(2) with a minimum fire flow of 1500 gallons per minute at 20 pounds per square inch residual pressure for buildings other than one-and-two-family residential dwellings with automatic fire sprinklers installed per Sections 903.3.1.1 or 903.3.1.2 of the California Fire Code.

Sec. 12.16.1. - SECTION 507.5.1.1 AMENDED:

Section 507.5.1.1 of the Fire Code is hereby amended to read as follows:

507.5.1.1 Hydrant for standpipe systems and fire sprinkler systems. Buildings equipped with a standpipe system installed in accordance with Section 905 or a fire sprinkler system complying with Section 903.3.1.1 shall have a fire hydrant within 50 feet (15,240 mm) of the fire department connections located on the same side of the roadway.

Sec. 12.16.2. - SECTION 510.2 AMENDED:

Section 510.2 of the Fire Code is hereby amended to read as follows:

510.2 Emergency Responder Communication Coverage in Existing Buildings. Existing buildings, with the exception of individual single family or duplex residential structures, shall be provided with approved in-building, two-way emergency responder communication coverage for emergency responders as required in Chapter 11 or when an addition, tenant improvement, remodel, alterations, or modernization meets the definition of a substantial remodel, addition, or repair.

Sec. 12.16.3. - SECTION 510.4.2.3 AMENDED:

Section 510.4.2.3 of the Fire Code is hereby amended to read as follows:

510.4.2.3 Standby power. Emergency responder radio coverage systems shall be provided with dedicated standby batteries or provided with 2-hour standby batteries and connected to the facility generator power system in accordance with Section 1203. The standby power supply shall be capable of operating the emergency responder radio coverage system at 100-percent system capacity for a duration of not less than 24 hours.

Sec. 12.16.4. - SECTION 510.6.1 AMENDED:

Section 510.6.1 of the Fire Code is hereby amended to read as follows:

510.6.1 Testing and proof of compliance. The owner of the building or owner's authorized agent shall have the emergency responder radio coverage system inspected and tested by a Redwood City Fire Department approved testing company annually or where structural changes occur including additions or remodels that could materially change the original field performance tests. Testing shall consist of but not be limited to the following, at the discretion of the fire code official:

1. In-building coverage test as described in Section 510.5.4.
2. Signal boosters shall be tested to verify that the gain is the same as it was upon initial installation and acceptance or set to optimize the performance of the system.
3. Backup batteries and power supplies shall be tested under load of a period of 1 hour to verify that they will properly operate during an actual power outage. If within the 1-hour test period the battery exhibits symptoms of failure, the test shall be extended for additional 1-hour periods until the integrity of the battery can be determined.
4. Other active components shall be checked to verify operation within the manufacturer's specifications.
5. At the conclusion of the testing, a report, which shall verify compliance with Section 510.5.4, shall be submitted to the fire code official.

Sec. 12.16.5. - SECTION 901.6.3 AMENDED:

Section 901.6.3 of the Fire Code is hereby amended to read as follows:

901.6.3 Records. All contractors who service, test, install and/or maintain fire protection systems within the City of Redwood City are required to enroll and utilize the approved single-point repository service to file records of all system inspections, tests, and maintenance required by the referenced standards. This repository service shall be maintained and provided to the fire code official through a third-party inspection reporting system. Fees, as applicable, will be paid directly from the contractor to the approved single-point repository service vendor.

Sec. 12.17. - SECTION 903.2 AMENDED:

Section 903.2 of the Fire Code is hereby amended to read as follows:

903.2 Where required. Approved automatic sprinkler systems in new buildings and

structures shall be provided in the locations described in Sections 903.2.1 through 903.2.23.

Sec. 12.17.1. - SECTIONS 903.2.8(a) and 903.2.8(b) ADDED:

Sections 903.2.8(a) and 903.2.8(b) are hereby added to the Fire Code to read as follows:

903.2.8(a) New R1 and R2 Occupancies. An approved automatic fire sprinkler system shall be installed in all new Group R-1 and R-2 occupancies. Installation of the sprinkler system shall conform to Section 903.3.1.2 of the fire code if the residential building is four stories or less in height and shall include the following additional protection features:

1. Sprinklers shall be installed throughout garages, open attached porches, carports, and large under-floor spaces that are of combustible construction and accessible for storage use.
2. Sprinklers shall be installed throughout attic areas.
3. All sprinkler piping in attics shall be copper or other approved metallic piping material.
4. Minimum sprinkler pipe size shall be one (1) inch in internal diameter.

903.2.8(b) New R3 Occupancies. An approved automatic fire sprinkler system shall be installed as per Sections R313.1 and R313.2 of the 2022 California Residential Code. Installation of the automatic fire sprinkler system shall be in accordance with Section 903.3.1.3 of the fire code and with the following areas of the residence to be protected by automatic fire sprinklers:

1. Sprinklers shall be installed throughout garages, carports, and similar attached structures.
2. Pilot Sprinklers on metallic piping shall be installed in attic areas at the entry point into the attic, near heat sources, and near mechanical equipment installed in the attic.
3. Minimum sprinkler pipe size shall be one (1) inch in internal diameter.

Sec. 12.18. - SECTION 903.2.22 ADDED:

Section 903.2.22 is hereby added to the Fire Code to read as follows:

903.2.22 Automatic Sprinkler Systems. In addition to the requirements for Automatic Sprinkler systems in this code or the provisions of any other Code of the City, approved automatic sprinkler systems shall also be installed in the following buildings or structures:

- A. New Buildings: All new one and two family (duplex) residential dwellings and all new buildings or structures with a total floor area of three thousand (3,000) square feet or more, must be protected throughout by an automatic fire sprinkler system in accordance with the NFPA standard required by this code. An Accessory Dwelling Unit (ADU) is required to have an automatic fire sprinkler

system installed in accordance with Section 903.3.1.3 of the California Fire Code if it is attached to a structure that has fire sprinklers installed or is required to have fire sprinklers installed due to mitigation for non-compliance with other Sections of this code.

B. Existing Buildings:

1. All one and two family (duplex) residential dwellings and structures which add one thousand (1,000) square feet or more floor area, or when alterations or additions that include replacement or increase of over 50 percent of the existing foundation for purposes other than a repair or reinforcement as defined in California Existing Building Code Section 202; or where over 50 percent of the existing framing above the sill plate is added, removed, or replaced for purposes other than repair, the structures shall have fire sprinklers installed in accordance with Section 903.3.1.3 of the California Fire Code. If any of the above criteria are cumulatively met within a five-year period, the structures shall be required to have automatic fire sprinklers installed in accordance with Section 903.3.1.3 of the California Fire Code.
2. All other buildings or structures which add floor area so that the floor area of the existing building plus the floor area of the addition is three thousand (3,000) square feet or more, or when an addition, tenant improvement, remodel, alteration, or modernization project meets the definition of a substantial remodel, addition, or repair, shall be required to have automatic fire sprinklers installed.

- C. **Change in Occupancy:** When there is a change in occupancy group or use from a less hazardous to a more hazardous occupancy group or use as determined by the fire code official, the structures shall be required to have automatic fire sprinklers installed.

Sec. 12.18.1 - SECTION 903.2.23 ADDED:

Section 903.2.23 is hereby added to the Fire Code to read as follows:

903.2.23 – Automatic Sprinkler System Requirements for Type-IV A, B, and C Construction Types. Automatic sprinkler systems meeting Section 903.3.1.1 of the fire code shall be installed throughout all new buildings built to Type-IV A, B, or C construction type. The design density for the automatic sprinkler system shall be a minimum design density of Ordinary Hazard Group-1 throughout the building regardless of use.

Sec. 12.18.2. - SECTION 903.4.2 AMENDED:

Section 903.4.2 of the Fire Code is hereby amended as follows:

903.4.2 Alarms. One exterior approved audible device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler waterflow 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. In addition, for

automatic sprinkler systems installed under Section 903.3.1.2 or 903.3.1.3, activation of all of the interconnected single station smoke alarms throughout the residence is required. An acceptable alternative to interconnection to the smoke alarms is the installation of horn strobe devices in locations that will provide adequate notification to all sleeping rooms with at least one notification device per floor. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system. Visible alarm notification appliances shall not be required except when required by Section 907.

Sec. 12.19. - SECTION 903.4.4 ADDED:

Section 903.4.4 is hereby added to the Fire Code to read as follows:

903.4.4 Zone Transmittal. Fire alarm signals shall be transmitted by zone to the central required UL station monitoring company and retransmitted by zone to the public fire service communications center.

Sec. 12.20. - SECTION 903.4.5 ADDED.

Section 903.4.5 is hereby added to the Fire Code to read as follows:

903.4.5 Service. All fire alarm systems shall be provided with Underwriters Laboratories central station monitoring service by the responsible party, including but not limited to the building's owner, property manager, or tenant(s).

Sec. 12.21. - SECTION 903.4.4 ADDED.

Section 903.4.4 is hereby added to the Fire Code to read as follows:

903.4.4. Certification. All fire alarm systems shall be certified by Underwriters Laboratories (UL).

Sec. 12.21.1. - SECTION 903.6 AMENDED:

Section 903.6 is hereby amended to read as follows:

903.6 Where Required in Existing Buildings and Structures. An automatic sprinkler system shall be provided in existing buildings and structures where required in Chapter 11 or when an addition, tenant improvement, remodel, alterations, or modernization project meets the definition of a substantial remodel, addition, or repair.

Sec. 12.21.2. - SECTION 905.4, SUBSECTION 1 AMENDED:

Section 905.4, Subsection 1 is hereby amended to read as follows:

905.4 Location of Class I Standpipe Hose Connections. Class I standpipe hose connections shall be provided in all of the following locations:

1. In every required interior exit stairway, a hose connection shall be provided for each story above and below grade plane. Hose connections shall be located at the intermediate floor landing unless otherwise approved by the fire code official.

Sec. 12.22. - SECTION 907.1 AMENDED:

Section 907.1 is hereby amended to read as follows:

907.1 General. This Section covers the application, installation, performance and maintenance of fire alarm systems and their components in new and existing buildings and structures. The requirements of Section 907.2 are applicable to new buildings and structures. The requirements of Section 907.9 are applicable to existing buildings and structures. Multiple fire alarm systems within single protected premises are not permitted unless prior written approval is obtained by the fire code official.

Sec. 12.23. - SECTION 907.2.12.3.4 ADDED:

Section 907.2.12.3.4 is hereby added to the Fire Code to read as follows:

907.2.12.3.4 Multistoried, Mid and High Rise Building Safety Requirements.

A. Firefighters Communications Systems: Are not allowed in lieu of an approved ERRCS, but when required by the fire code official for buildings six (6) or more stories in height, firefighter's communication systems shall be installed in accordance with the following requirements:

1. One access jack shall be provided at each stairwell landing and two (2) access jacks shall be provided in a lobby area of the building in plain view of elevator doors, and in any event at locations and according to specifications subject to the approval of the fire code official.

2. One telephone set shall be provided at each floor of the building; provided, that such telephone sets shall be located in the lobby area at a location and according to specifications subject to the approval of the fire code official.

3. One additional telephone set shall be provided with not less than five hundred feet (500') of telephone cord and shall be maintained on a roller device providing convenient portability. Said telephone set shall likewise be maintained at a location and according to specifications approved by the fire code official.

B. Emergency Planning and Information: Buildings and occupancy groups specified in Title 19 of the California Code of Regulations, Section 3.09, and buildings with four (4) or more stories in height shall have posted a floor plan sign which shall provide emergency procedures at every stairway landing, elevator landing, and immediately inside all public entrances to the building. Information contained in the floor plan signs shall include, but shall not be limited to, the following:

1. Location of exits and fire alarm initiating stations.

2. Description of fire alarm sounds and appearance.

3. Fire Department emergency telephone number "911".
4. Prohibition of the use of elevators during emergencies.
5. Instructions to be followed by ambulatory, non-ambulatory, and disabled persons in the event of an emergency.
6. Notation 'you are here' or other readily understandable marking specifying the location on the floor plan sign.

Floor plan signs shall be printed in a non-decorative lettering which shall not be less than three-sixteenths of an inch (3/16") in height and shall provide a sharp contrast with the background. The information shall accurately depict the layout of the floor where the sign is located. Signs shall be mounted as specified by the California Building Code.

- C. **Public Address System:** In buildings four (4) or more stories in height, a public address system shall be installed for the exclusive use of Fire Department personnel, peace officers, or other City enforcement personnel according to specifications approved by the Redwood City Fire Prevention Bureau. Controls for, and access to, such system shall be installed on the ground floor of the building at a location subject to the approval of the fire code official.
- D. **Fire Equipment Enclosure:** Buildings of four (4) or more stories in height, a secure cabinet or other enclosed area shall be provided as directed by the fire code official for housing fire equipment. Fire equipment required to be provided by the property owner or developer shall be at the direction of the fire code official.

Sec. 12.24. - SECTION 907.8.5 ADDED:

Section 907.8.5 is hereby added to the Fire Code to read as follows:

907.8.5 Alarm Response, Violations.

- A. In General. It shall be a violation of this Code to cause the Fire Department to respond to more than two (2) unintentional alarms in a sixty (60) day period at a commercial, industrial, or residential building.
- B. Alarm System Testing, Maintenance or Repair. It is a violation of this Code to cause the Fire Department to respond to an alarm caused by alarm system testing, maintenance or repair.
- C. As used in this Section, "unintentional alarm" means an alarm caused by equipment malfunction, operator inadvertence or operator negligence. "Unintentional alarm" does not include an alarm caused by alarm testing, maintenance or repair.

Sec. 12.24.1. - SECTION 907.9 AMENDED:

Section 907.9 is hereby amended to the Fire Code to read as follows:

907.9 Where required in existing buildings and structures. An approved fire alarm system shall be provided in existing buildings and structures other than single family residential or duplex structures, where required in Chapter 11 or when an addition, tenant improvement, remodel, alterations, or modernization project meets the definition of a substantial remodel, addition, or repair within a five (5) year period.

Sec. 12.24.2. - SECTION 913.2.3 ADDED:

Section 913.2.3 is hereby added to the Fire Code to read as follows:

913.2.3 Alternate source of power. Notwithstanding the availability of a public utility to provide electric service for a fire pump, electrically driven fire pumps shall be provided with an alternate source of power in accordance with NFPA 20 due to foreseeable extended electrical service interruptions along the California Power Grid due to high demand, high heat, Public Safety Power Shutoffs, or damage to the power grid caused by destructive natural events such as wildfires, high winds, and earthquakes.

Sec. 12.24.2. - SECTION 4907.2 AMENDED:

Section 4907.2 is hereby amended to the Fire Code to read as follows:

4907.2 Application. Buildings and structures located in the following areas shall maintain the required hazardous vegetation and fuel management:

1. All unincorporated lands designated by the State Board of Forestry and Fire Protection as a State Responsibility Area (SRA).
2. Land designated as a Very High Fire Hazard Severity Zone by the Director.
3. Land designated in ordinance by local agencies as a Very High Fire Hazard Severity Zone pursuant to Government Code Section 51179.
4. All buildings within the City of Redwood City shall be provided with adequate defensible space in conformance with the Public Resources Code, Section 4291.

Sec. 12.25. - SECTION 5601.1.3.1 ADDED:

Section 5601.1.3.1 is hereby added to the Fire Code to read as follows:

5601.1.3.1 Safe and Sane Fireworks. The manufacture, storage, possession, offer to sell, sale, solicitation, solicitation for sale, transportation, ignition, use, or handling of "safe and sane" fireworks as defined by Section 12529 of the California Health and Safety Code is prohibited.

Sec. 12.26. - SECTION 5704.2.9.6.1 AMENDED:

Section 5704.2.9.6.1 of the Fire Code is hereby amended to read as follows:

5704.2.9.6.1 Establishment of Geographical Limits in Which the Storage of Class I and II Liquids in Above-Ground Tanks Outside of Buildings is prohibited. The storage of Class I and II liquids in above-ground tanks outside buildings is prohibited in the following zoning districts: RH (Residential – Hillside) District, R-1 (Residential – Single Family) District, R-2 (Residential – Duplex) District, RG (Garden Apartments) District, R-3 (Multi-Family – Low Density) District, R-4 (Multi-Family – Medium Density) District, R-5 (Multi-Family – High Density) District, PO (Professional Office) District, CN (Neighborhood Commercial) District, CB (Central Business) District, CG (General Commercial) District, TP (Tidal Plain) District, and MH (Mobile Home) District as defined by the Zoning Ordinance of the City.

Sec. 12.27. - SECTION 5706.2.4.4 AMENDED:

Section 5706.2.4.4 of the Fire Code is hereby amended to read as follows:

5706.2.4.4 Establishment of Geographical Limits in Which the Storage of Class I and II Liquids in Above-Ground Tanks is prohibited. The storage of Class I and II liquids in above-ground tanks is prohibited in the following zoning districts: RH (Residential – Hillside) District, R-1 (Residential – Single Family) District, R-2 (Residential – Duplex) District, RG (Garden Apartments) District, R-3 (Multi-Family – Low Density) District, R-4 (Multi-Family – Medium Density) District, R-5 (Multi-Family – High Density) District, PO (Professional Office) District, CN (Neighborhood Commercial) District, CB (Central Business) District, CG (General Commercial) District, TP (Tidal Plain) District, and MH (Mobile Home) District as defined by the Zoning Ordinance of the City.

Sec. 12.28. - SECTION 5706.2.4.4.1 ADDED:

Section 5706.2.4.4.1 is hereby added to the Fire Code to read as follows:

5706.2.4.4.1 Basement Storage. Class I and II flammable liquids shall not be stored in basements.

Sec. 12.29. - SECTION 5806.2 AMENDED.

Section 5806.2 of the Fire Code is hereby amended to read as follows:

5806.2. Establishment of Geographical Limits in Which the Storage of Flammable Cryogenic Fluids in Stationary Containers is prohibited. The storage of flammable cryogenic fluids in stationary containers is prohibited in the following zoning districts: RH (Residential – Hillside) District, R-1 (Residential – Single Family) District, R-2 (Residential – Duplex) District, RG (Garden Apartments) District, R-3 (Multi-Family – Low Density) District, R-4 (Multi-Family – Medium Density) District, R-5 (Multi-Family – High Density) District, PO (Professional Office) District, CN (Neighborhood Commercial) District, CB (Central Business) District, CG (General Commercial) District, TP (Tidal Plain) District, and MH (Mobile Home) District as defined by the Zoning Ordinance of the City.

Sec. 12.30. - SECTION 6104.2.1 ADDED:

Section 6104.2.1 is hereby added to the Fire Code to read as follows:

6104.2.1 Establishment of Geographical Limits in Which the Storage of Liquefied Petroleum Gas is Restricted. The geographic limits referred to in Section 6104.2 in which storage of liquefied petroleum gas is restricted, are hereby established as follows: RH (Residential – Hillside) District, R-1 (Residential – Single Family) District, R-2 (Residential – Duplex) District, RG (Garden Apartments) District, R-3 (Multi-Family – Low Density) District, R-4 (Multi-Family – Medium Density) District, R-5 (Multi-Family – High Density) District, PO (Professional Office) District, CN (Neighborhood Commercial) District, CB (Central Business) District, CG (General Commercial) District, TP (Tidal Plain) District, and MH (Mobile Home) District as defined by the Zoning Ordinance of the City. The aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons (7505 L).

Sec. 12.30.1. - CHAPTER 80, 13-22, SECTION 27.10 AMENDED:

Chapter 80, 13-22, Section 27.10 of the Fire Code is hereby amended to read as follows:

Fire sprinkler systems for the protection of laboratory buildings shall be designed and installed in accordance with this standard, with a minimum design density of Ordinary Hazard Group II.

Sec. 12.30.2. - CHAPTER 80, 13D-22, SECTION 6.2.2(2) AMENDED:

Chapter 80, 13D-22, Section 6.2.2(2) of the Fire Code is hereby amended to read as follows:

(2) A stand-alone tank is permitted only if the following conditions are met:

- (a) The pump shall be connected to a 220-volt circuit breaker shared with a common household appliance (e.g., range, oven, dryer),
- (b) The pump shall be a stainless steel 220-volt pump,
- (c) A valve shall be provided to exercise the pump. The discharge of the exercise valve shall drain to the tank, and
- (d) A sign shall be provided stating: "Valve must be opened monthly for 5 minutes."
- (e) A means for automatically refilling the tank level, so that the tank capacity will meet the required water supply duration in minutes, shall be provided.
- (f) A test connection shall be provided downstream of the pump that creates a flow of water equal to the smallest sprinkler on the system. The connection shall return water to the tank.
- (g) Any disconnecting means for the pump shall be approved.
- (h) A method for refilling the tank shall be piped to the tank.

(i) A method of seeing the water level in the tank shall be provided without having to open the tank.

(j) The pump shall not be permitted to sit directly on the floor.

(k) A stand-alone tank and pump are only allowed in areas not served by a municipal water system and only by approval of the fire code official.

Sec. 12.30.3. - CHAPTER 80, 13D-22, SECTION 8.3.4 AMENDED:

Chapter 80, 13D-22, Section 8.3.4 of the Fire Code is hereby amended to read as follows:

8.3.4 Sprinklers shall not be required in detached garages with no habitable space above, open attached porches with no habitable space above, carports with no habitable space above, and similar structures.

SECTION 4. If any section, paragraph, sentence, or word of this Ordinance or of the Code hereby adopted should for any reason, be found invalid, it is intended that all other portions of this Ordinance independent of any such portion as may be declared invalid shall be valid.

SECTION 5. This Council finds and determines that pursuant to Section 50022.2 of the Government Code, the City is authorized to adopt the International Fire Code and the California Fire Code by reference and amend same by Ordinance.

SECTION 6. This adoption of this Ordinance is categorically exempt from CEQA pursuant to Section 15061(b) (3), as it is not a project which has the potential for causing a significant effect on the environment.

SECTION 7. This Ordinance shall take effect thirty days after adoption but not before January 1, 2023.

* * *

ORDINANCE NO. 2519

At a Joint City Council/Successor Agency Board/Public Financing
Authority Meeting thereof held on the 28th day of November 2022 by the following
votes:

AYES, and in favor of the passage and adoption of the foregoing ordinance:

AYES: Aguirre, Espinoza-Garnica, Gee, Hale, Howard, Martinez Saballos
and Reddy

NOES: None

ABSENT: None

ABSTAINED: None

RECUSED: None



Giselle Hale
Mayor of the City of Redwood City

Attest:



Pamela Aguilar, CMC
City Clerk of Redwood City

I hereby approve the foregoing Ordinance
this 30th day of November 2022.



Giselle Hale
Mayor of the City of Redwood City