

**SAN MATEO CONSOLIDATED FIRE DEPARTMENT  
FIRE CODE**

**ORDINANCE NO. ORD-2019-002  
ESTABLISHING THE SAN MATEO CONSOLIDATED FIRE DEPARTMENT FIRE CODE BY  
ADOPTING THE 2018 INTERNATIONAL FIRE CODE WITH THE 2019 CALIFORNIA FIRE  
CODE AMENDMENTS AND LOCAL FINDINGS AND MODIFICATIONS**

The San Mateo Consolidated Fire Department Board of Directors HEREBY ORDAINS THE FOLLOWING:

**PARTS**

- I. Adoption
- II. Applicability
- III. Modifications
  - Section 101.1 Title. Amended
  - Section 101.6 Policy Manual. Added
  - Section 103.2 Appointment. Deleted
  - Section 105.6 .31 Motor Fuel Dispensing Facilities. Amended
  - Section 109 Board of Appeals. Amended
  - Section 202 General Definitions. Added
  - Section 303 Asphalt Kettles. Adopted
  - Section 305 Ignition Sources. Adopted
  - Section 306 Motion Picture Projection Rooms and Film. Adopted
  - Section 307.1.1. Amended
  - Section 307.4.1 Bonfires. Amended
  - Section 307.4.2 Recreational Fires. Amended
  - Section 308.1.4 Open Flame Cooking Devices. Amended
  - Section 309 Powered Industrial Trucks and Equipment. Adopted
  - Section 310 Smoking. Adopted
  - Section 311 Vacant Premises. Adopted
  - Section 318 Laundry Carts. Adopted Section 319.1 .1 Health Department Approval. Added
  - Section 405 Emergency Evacuation Drills. Adopted
  - Section 406 Employee Training and Response Procedures. Adopted
  - Section 501.1 Scope. Amended
  - Section 503.1.1 Buildings and Facilities. Amended
  - Section 505.1 Address Identification. Amended
  - Section 505.1.1 Multitenant Buildings. Added
  - Section 505.1.2 Multiple Buildings on One Site. Added
  - Section 505.1.3 Rear Addressing.
  - Section 506.1.1.1 Key Box Contents Requirements.
  - Section 506.1.1.2 Gates.
  - Section 508.2 Fire Control Room. Added
  - Section 510.4.2 System Design. Modified

Section 510.4.2.9 System Design Specifications. Added  
Section 510.5.2-5 10.2.2.3 Minimal Qualifications of Personnel. Added  
Section 510.5.3.1 Test Specification. Added  
Section 901.6.3.2 Record Reporting. Added  
Section 903.2 Automatic Sprinkler Systems-Where Required. Amended  
Sections 903.2.1 Through 903.2.10. Deleted  
Section 903.3.1.2 NFPA 13 R Sprinkler Systems. Amended  
Section 903.2.20 Automatic Sprinkler Systems-Existing Buildings and Structures. Added  
Section 903.3.1.3 NFPA 13 D Sprinkler Systems. Amended  
Section 903.4.2 Alarms. Amended  
Section 905.3.1 Height. Amended  
Section 907.1.6 Fire Alarm Certification. Added  
Section 907.1.6.1 Posting of Certificate. Added  
Section 1009.3.1 Convenience Stair. Added  
Chapter 26 Fumigation and Insecticidal Fogging. Adopted.  
Section 4902 Definitions. Added  
Section 4904.3 Local Fire Hazard Severity Zones. Added  
Section 4905.3 .1 Local Fire Hazard Severity Zone Requirements. Added  
Section 4906.2 Application. Amended  
Section 4907.1 Gen. Amended  
Section 5601.1 .3 Fireworks. Amended  
Section 5601.1 .3 .1 Fireworks-Seizure. Added  
Section 5601.2 .4 Financial Responsibility. Amended  
Section 5601.9 Prohibited and Limited Acts. Added  
Section 5704.2.9.6.1 Locations Where Aboveground Tanks Are Prohibited. Amended  
Section 5706.2.4.4 Locations Where Aboveground Tanks Are Prohibited. Amended  
Section 5806.2 Limitations. Amended  
Section 6104.2 Maximum Capacity Within Established Limits. Amended  
Table B105.2 Required Fire Flow for Buildings Other Than One And 2 Family Dwellings, Group R-3, And R-4 Buildings and Townhomes. Amended  
Table C102.1 Required Number and Spacing of Fire Hydrants. Amended  
Section D106.1 Projects Having More Than 100 Dwelling Units. Amended  
Section D107.1 1 Or 2 Family Dwelling Residential Developments. Amended  
Appendix O Temporary Haunted Houses, Ghost Walks and Similar Amusement Uses. Adopted

- IV. Violations
- V. Fire and Life Safety Inspections
- VI. Environmental Determination
- VII. Notice Provided

**PART I- ADOPTION.**

- A. The San Mateo Consolidated Fire Department hereby adopts the 2019 California Fire Code (California Code of Regulations, Title 24, Part, 9 [based on the 2018 International Fire Code published by the International Code Council]), with California Amendments as specified in part III of this ordinance. Those chapters and appendices not mentioned in section III are only enforceable if adopted by the State Fire Marshal. The 2019 California Fire Code, with the changes, additions, and deletions set forth this ordinance, is adopted by this reference as though fully set forth in this ordinance. As of the effective date of this ordinance, the provisions of the fire code are controlling and enforceable within the limits of each city within the jurisdiction of the Department.
- B. The 2019 California Fire Code (CFC), California Code of Regulations, Title 24, Part 9, adopting the 2018 International Fire Code of the International Code Council with necessary California amendments, together with the non-building standards reproduced therein except otherwise provided by this ordinance, are adopted by reference as the Fire Code of the San Mateo Consolidated Fire Department. This Code including all amendments thereto, shall hereafter be called the “Fire Code,” and/or this “Code” and are adopted as and for the rules, regulations, and standards within the Jurisdiction as to all matters therein, except otherwise provided.
- C. No section of the Fire Prevention Code shall impose a mandatory duty of enforcement on the Jurisdiction, or on any officer, official, agent, employee, board, council, or commission thereof. Instead, if any section purports to impose a mandatory duty of enforcement, said section shall be deemed to invest the Jurisdiction, and the appropriate officer, official, agent, employee, board, council, or commission with discretion to enforce the section, or not to enforce it.
- D. A copy of the Fire Code, as defined herein, shall be kept on file on with the office of the San Mateo Consolidated Fire Department Fire Marshal.
- E. The San Mateo Consolidated Fire Department has determined that modifications to the 2018 International Fire Code with the 2019 California Amendments are needed and reasonably necessary due to local climatic, geological, and topographical conditions, as set forth in Attachment 1 (Findings in Support of Amendments to the 2019 California Fire Code), which are incorporated fully herein.

**PART II- APPLICABILITY.**

- A. All sections of this Code shall apply to all buildings, structures and portions thereof, and to all appurtenances and fixtures thereto, and anything connected with, or by, or in, or on, any premise or building.
- B. Whenever any provision of this Chapter code or in any other law, ordinance, or resolution of any kind, impose overlapping or contradictory regulations, or contain any restrictions

covering the same subject matter, the provision that is more restrictive or imposes higher standards or requirements shall govern.

### **PART III- ADOPTION OF SECTIONS AND MODIFICATIONS**

The following sections are adopted as described below.

*Chapter 1 is adopted in its entirety as amended below.*

#### **SECTION 101.1 TITLE. AMENDED**

101.1 Title. These regulations shall be known as the 2019 CALIFORNIA FIRE CODE, and with amendments adopted by the SAN MATEO CONSOLIDATED FIRE DEPARTMENT, will be referred to herein as this “CODE,” and/or “FIRE CODE.”

#### **SECTION 101.6 POLICY MANUAL. ADDED**

101.6 Policy Manual. The Bureau of Fire Protection and Life Safety Policy Manual shall serve as a supplemental instruction and interpretation manual for the Fire Code and is hereby adopted by reference. The Fire Marshal is responsible to amend this manual as necessary to maintain current instructions and interpretations. The information contained within the Policy Manual shall not be construed to make new code requirements not authorized by this ordinance.

#### **SECTION 103.2 APPOINTMENT. DELETED**

#### **SECTION 105.6.31 MOTOR FUEL DISPENSING FACILITIES. AMENDED**

105.6.31 Motor fuel dispensing. An operational permit is required for the fueling of motor vehicles including automotive, marine craft, and fleets at fixed facilities and through mobile operations.

#### **SECTION 109 BOARD OF APPEALS. AMENDED.**

109.1 Board of Appeals. Pursuant to Section 109 of the California Fire Code, all decisions and rulings of the Fire Chief are final any appeals shall be made through the legal process.

109.2 Limitations on Authority. Deleted.

109.3 Qualifications. Deleted.

*Chapter 2 is adopted in its entirety as amended below.*

#### **SECTION 202 GENERAL DEFINITIONS. ADDED**

**All Weather Driving Surface.** A roadway designed to carry the imposed weight loads of fire apparatus (Minimum load of 68,000 pounds) and a minimum surface finish of one layer of asphalt or concrete or road pavers.

**Alteration.** Any work done to a structure that increases the fire area of a room or area.

**Driveway.** Access road from the public way to a structure that is used for public vehicular access, including fire and emergency vehicles.

**Local agency fire hazard severity zone. See section 4902** An area in the jurisdiction designated as having a low, medium, high, or very high fire risk as determined by the San Mateo Consolidated Fire Department Wildland Hazard Assessment.

*Chapter 3 is partially adopted with adopted sections listed below. (Sections adopted by the State Fire Marshal remain unchanged except as modified below)*

**SECTION 303 ASPHALT KETTLES IS ADOPTED IN ITS ENTIRETY**

**SECTION 305 IGNITION SOURCES IS ADOPTED IN ITS ENTIRETY**

**SECTION 306 MOTION PICTURE PROJECTION ROOMS AND FILM IS ADOPTED IN ITS ENTIRETY**

**SECTION 307 OPEN BURNING, RECREATIONAL FIRES, AND PORTABLE OUTDOOR FIREPLACES IS ADOPTED AS AMENDED BELOW**

**SECTION 307.1.1 PROHIBITED OPEN BURNING. AMENDED**

307.1.1 Prohibited open burning. Open burning, other than cooking, shall be prohibited.

Exception: [No change]

**307.4.1 BONFIRES. AMENDED**

307.4.1 Bonfires. Bonfires, other than for cooking purposes, shall be prohibited.

**307.4.2 RECREATIONAL FIRES. AMENDED**

307.4.2 Recreational Fires. When approved by the fire code official, recreational fires shall not be conducted within 25 feet (7620 mm) of a structure or combustible material. Conditions that could cause a fire to spread within 25 feet (7620 mm) of the structure shall be eliminated prior to ignition. If allowed, all such fires shall require a fire code permit.

**SECTION 308 OPEN FLAMES IS ADOPTED AS AMENDED BELOW**

**SECTION 308.1.4 OPEN FLAME COOKING DEVICES. AMENDED**

308.1.4 Open Flame Cooking Devices. [No change]

Exceptions:

1. Group R-2, R-3, and R-3.1 occupancies
2. [No change]
3. [No change]

**SECTION 309 POWERED INDUSTRIAL TRUCKS AND EQUIPMENT IS ADOPTED**

**SECTION 310 SMOKING IS ADOPTED**

**SECTION 311 VACANT PREMISES IS ADOPTED**

**SECTION 318 LAUNDRY CARTS IS ADOPTED**

**SECTION 319 MOBILE FOOD PREPARATION VEHICLES ADOPTED AS AMENDED BELOW**

**SECTION 319.1.1 HEALTH DEPARTMENT APPROVAL. ADDED**

319.1.1 Health department approval. Mobile food preparation vehicles shall display a San Mateo County health apartment sticker as prescribed by County health.

*Chapter 4 is partially adopted with adopted sections listed below. (Sections adopted by the State Fire Marshal remain unchanged unless modified below)*

**SECTION 405 EMERGENCY EVACUATION DRILLS IS ADOPTED**

**SECTION 406 EMPLOYEE TRAINING AND RESPONSE PROCEDURES IS ADOPTED**

*Chapter 5 is adopted in its entirety as amended below.*

**SECTION 501.1 SCOPE. AMENDED**

501.1 Scope. Fire service features for buildings, structures and premises shall comply with this chapter, and appendix D.

**SECTION 503.1.1 BUILDINGS AND FACILITIES. AMENDED**

503.1.1 Buildings and Facilities. Every building and facility shall be accessible to Fire Department apparatus by way of all-weather access roadways prior to combustible construction. The fire apparatus access roads shall comply with the requirements of this section and Appendix D, and extend with 150' 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. Unless otherwise specified in appendix D, the access road shall have a minimum unobstructed width of 20' and shall be required to have a minimum 'first lift' of pavement applied which shall support an imposed load of 68,000 pounds. The developer shall be required to

provide the Fire Chief Code Official with a site plan showing the location, width, grades, and cross section of the proposed access roads to be used during construction. Building construction permits shall not be issued until this site plan is reviewed and approved and stamped by the Fire Department. Combustible construction shall not be allowed on the site until fire access is provided to the building

Exceptions:

1. The Fire Chief Code Official is authorized to increase the dimension of 150 feet where any of the following conditions occur:

1.1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, or 903.3.1.3. And an approved alternative means of fire protection is provided.

1.2. 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.

1.3. There are not more than two Group R-3 or Group U occupancies.

2. Where approved by the Fire Chief, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.

### **SECTION 503.3.1 FIRE LANE DESIGNATION. ADDED**

503.3.1 Fire Lane Designation. Designation of fire lanes shall be by one of the following means:

1. By a white sign measuring at least twelve inches by eighteen inches (12" x 18") posted immediately adjacent thereto and clearly visible. It should clearly state in red letters not less than one inch (1") in height, that the space is a fire lane and parking is prohibited. Fire lane signs shall be spaced at a minimum of 50 feet apart.

2. By outlining and hash marking the area in contrasting colors clearly marking it with the words "Fire Lane - No Parking."

3. By identifying the space with a red curb upon which the words "Fire Lane - No Parking" are stenciled every 15 feet.

a. Both sides of fire lanes shall be red curbed when the fire lane is twenty (20) feet to twenty-eight (28) feet in width.

b. At least one side of a fire lane shall be red curbed and stenciled when the fire lane is over twenty-eight (28) and up to thirty-six (36) feet in width.

- c. Curbs need not be painted red nor stenciled when the fire lane is more than thirty-six (36) feet in width.

### **SECTION 505.1 Address Identification. AMENDED**

505.1 Address Identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Said numbers shall be either internally or externally illuminated in all new construction and in all alterations greater than 50% of the original structure. Numbers shall be as follows:

1. Minimum of one-half inch (1/2") stroke by six inches (6") high.
2. When the structure is thirty-six (36) to fifty (50) feet from the street or fire department access a minimum of one-half inch (1/2") stroke by nine inches (9") high is required.
3. When the structure is more than fifty (50) feet from the street or fire apparatus access, a minimum of one-inch (1") stroke by twelve inches (12") high is required.

### **SECTION 505.1.1 Multi-Tenant Buildings. ADDED**

505.1.1 Multi -Tenant Buildings. Numbers or letters shall be designated on all occupancies within a building. Size shall be one-half inch (1/2") stroke by four inches (4") high and on a contrasting background. Directional address numbers or letters shall be provided. Said addresses or numbers shall visible from the street posted at a minimum height of 5 feet, 6 inches (5' 6") above the finished floor, shall be visible from the street and shall be either internally or externally illuminated in all new construction.

### **SECTION 505.1.2 MULTIPLE BUILDINGS ON ONE SITE. ADDED**

505.1.2 Multiple buildings on one site. Where multiple buildings on one property are accessed by the means of a private road, and the buildings cannot be viewed from the public way, a monument sign, or other signs or other approved means shall be used to identify the structure. Address identification shall be maintained on each of the buildings within the site.

### **SECTION 505.1.3 REAR ADDRESSING. ADDED**

505.1.3 Rear Addressing. When required by the chief, approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the fire apparatus road at the back of a property or where rear parking lots or alleys provide an acceptable vehicular access. Number stroke and size shall comply with 505.1.

### **SECTION 506.1.1.1 KEY BOX CONTENTS REQUIREMENTS. ADDED**



506.1.1.1 Key box contents requirements. Master keys shall be provided to all spaces including multi-tenant spaces. Additional keys shall be included as determined by the fire code official or his designee and may include card access, elevator controls, fire alarm control panels and devices, and for fire sprinkler control valve access. If the business/operation is required to have a Hazardous Material Inventory Statement (HMIS), the HMIS shall be included in the key box or other approved location. The number of keys to be provided shall be determined by the inspector.

Exceptions:

1. Multi-tenant spaces which provide a key box for each tenant and installed per Section 506.1. Electronic card keys and codes to individual spaces may not be utilized as a substitute for manual keys.
2. When electronic locks release upon loss of electrical power or fire alarm activation a manual key need not be provided.

#### **SECTION 506.1.1.2 GATES. ADDED**

506.1.1.2 Gates. Where a new gate or barrier is installed on a fire access roadway, the fire department shall have emergency access by means of a padlock, key switch or other approved means.

Exception:

1. Driveways serving a single R-3 occupancy

#### **SECTION 508.2 FIRE CONTROL ROOM. ADDED**

508.2 Fire control room. An approved fire control room shall be provided for all new buildings or occupancies with a change of use, requiring protection by an automatic fire sprinkler system. The room shall only contain all main system control valves, fire alarm control panels ERRCS equipment, and other fire equipment required by the Fire Chief. Fire control rooms shall be located within the building at a location approved by the Fire Chief, and shall be provided at grade with a means to access the room directly from the exterior. Durable signage shall be provided on the exterior side of the access door to identify the fire control room. Fire Control Rooms shall not be less than 35 square feet.

Exceptions:

1. Group R, Division 3 Occupancies.
2. Occupancies with a fire pump shall have a fire control room that is a minimum of 200 square feet.
3. In high-rise buildings, the fire control room shall not be less than 200 square feet.

#### **SECTION 510.4.2 SYSTEM DESIGN. MODIFIED**

510.4.2 System design. The emergency responder radio coverage system shall be designed in accordance with sections 510.4.2.1 through 510.4.2.9 and NFPA 1221.

**SECTION 510.4.2.9 SYSTEM DESIGN SPECIFICATIONS. ADDED**

510.4.2.9 System design specifications. Additional system design specifications as specified in the San Mateo County Fire Chiefs Association Policy and Guideline Manual policy on ERRCS. Submittal shall include the information sheets attached to that policy.

**SECTION 510.5.2-510.2.2.3 MINIMUM QUALIFICATIONS OF PERSONNEL. ADDED**

510.5.2 Minimum qualifications of personnel.

510.2.1 Designers. The minimum qualifications of the system designer for both new and existing buildings shall be all of the following:

1. A valid FCC issued general radio operators license.
2. Certification of in building system training issued by an approved organization or approved school, or a certificate issued by the manufacturer of the equipment being installed.
3. A professional engineer (P. E.) Licensed in the state of California shall approve drawings by affixing their seal to the design documents.

510.2.2 Installing personnel. Installation of approved ERRC systems shall be conducted by a State Licensed C-7, C-10, or C-16 contractor.

510.2.3 Testing personnel. For system acceptance and annual testing, personnel shall be certified with an IEEE-WCET (Institute of electrical and electronics engineers-wireless communications engineering technology certification) or other approved professional certification approved by the authority having jurisdiction.

**SECTION 510.5.3.1 TEST SPECIFICATION. ADDED**

510.5.3.1 Test bands and frequencies. Acceptance and annual testing of ERRC systems shall incorporate all bands and frequencies accounted for in the design of the system.

*Chapter 9 is adopted in its entirety as amended below.*

**SECTION 901.6.3.2 RECORDS REPORTING. ADDED**

901.6.3.2 Records Reporting. Fire detection, alarm and extinguishing systems, shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Non-required fire protection systems and equipment shall be inspected, tested, and maintained or removed. All inspection, testing and maintenance reports shall be forwarded to the Fire Department using electronic media to the designated third party as assigned in the Policy Manual. Paper (hard copy) reports are not permitted.

**SECTION 903.2 AUTOMATIC SPRINKLER SYSTEMS - WHERE REQUIRED.  
AMENDED**

903.2 Where required. Approved automatic sprinkler systems shall be installed throughout all new buildings unless the structure does not require a building permit.

Exception: Detached Group U occupancies or carports less than 400 square feet.

**SECTIONS 903.2.1 THROUGH 903.2.10 ARE DELETED**

**SECTION 903.3.1.2 NFPA 13R SPRINKLER SYSTEMS. AMENDED**

903.3.1.2 NFPA 13 sprinkler systems. Automatic sprinkler systems in Group R occupancies shall be installed throughout in accordance with 903.3.1.1.

Exception: R-3 occupancies shall have an automatic sprinkler system installed in accordance with NFPA 13D

**SECTION 903.2.20 AUTOMATIC SPRINKLER SYSTEMS - EXISTING BUILDINGS  
AND STRUCTURES. ADDED**

903.2.20 Existing Buildings and Structures. Proposed addition, alterations or fire repairs in existing non-sprinklered buildings over a three-year period exceeding 50% of the original gross floor area square footage shall require the entire building to be installed with an automatic fire sprinkler system. Buildings in existence as of January 1, 2017 shall install an automatic fire sprinkler system in existing buildings and structures, as follows;

1. Any additions that increase the existing gross floor area by more than 50% require the entire building to be installed with an automatic fire sprinkler system.
2. Any combination of additions, alterations and/or fire repairs to more than 50% of the existing gross building area requires the entire existing building to be installed with an automatic fire sprinkler system. For purposes of this section, alterations shall only apply to the building area if they increase the size of the fire area of the room or space. See the Policy Manual for further guidance.
3. Any addition, alteration and/or repair within a building that contains an automatic fire sprinkler system shall have the automatic fire sprinkler system extended/modified to the area of proposed work.
4. Any change in use or occupancy creating a more hazardous fire/life safety condition, as determined by the Fire Code Official requires that an automatic fire sprinkler system be installed. For purposes of this section, the relative hazard category shall be in accordance with table 903.2.20 based on table 1012.4 of the International Existing Building Code.

Table 903.2.20

Relative Hazard	Occupancy Class
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1 (Highest Hazard)	H, L
2	I-2, I-2.1, I-3, I-4
3	A, C, E, M, R-1, R-2, R-2.1, R-4
4	B, F-1, M, S-1, R-3, R-3.1
5 (Lowest Hazard)	F-2, S-2, U

Exceptions:

1. Seismic or accessibility improvements
2. Any exemption otherwise allowable under the Fire Code, as adopted by the San Mateo Consolidated Fire Department at the discretion of the Fire Chief.
3. Exterior improvements and work not requiring permits as provided in the Building Code.
4. Detached Group U occupancies or detached carports less than 400 square feet.
5. Work requiring only a mechanical, electrical, plumbing and/or demolition permit.
6. Group R-3.1 occupancies unless already containing a fire sprinkler system.

**SECTION 903.3.1.3 NFPA 13D SPRINKLER SYSTEMS. AMENDED**

903.3.1.3 NFPA 13D sprinkler systems. Automatic Sprinkler systems installed in one-and two-family dwellings; Group R-3; and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D as amended in Chapter 80. NFPA 13D sprinkler systems shall also comply with section 903.4.2 Alarms.

**SECTION 903.4.2 ALARMS. AMENDED**

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

**SECTION 905.3.1 HEIGHT. AMENDED**

905.3 [No Change]

1. [No Change]
2. Buildings that are more than 2 stories in height.
3. [No Change]
4. [No Change]

**SECTION 907.1.6 FIRE ALARM CERTIFICATION. ADDED**

907.1.6 Certification. New fire alarm systems shall be UL-Certified. A Certificate of Completion and other documentation as listed in NFPA 72 shall be provided for all new fire alarm system

installations. It is the responsibility of the building owner or owner's representative to obtain and maintain a current and valid Certificate. The protected premise shall be issued a UUFX type certification from Underwriters Laboratories (UL).

**SECTION 907.1.6.1 POSTING OF CERTIFICATE. ADDED**

907.1.6.1 Posting of Certificate. The UL certificate required in section 907.1.6 shall be posted in a durable transparent cover within 3 feet of the fire alarm control panel within 45 days of the final acceptance test/inspection.

*Chapter 10 is adopted in its entirety as amended below.*

**SECTION 1009.3.1 CONVENIENCE STAIR. ADDED**

1009.3.1 Convenience Stair. Convenience stairs (in buildings 4 or more stories in height) that are not required as exits shall be limited to connect only two (2) floors.

*Chapter 26 is adopted in its entirety without amendment*

*Chapter 49 is adopted in its entirety as amended below*

**SECTION 4902 DEFINITIONS. ADDED**

**LOCAL AGENCY HIGH FIRE HAZARD SEVERITY ZONE.** An area designated by the local agency based on a fire assessment conducted by the San Mateo Consolidated Fire Department.

**SECTION 4904.3 LOCAL FIRE HAZARD SEVERITY ZONES. ADDED.**

4904.3 Local Fire Hazard Severity Zones. Local Fire Hazard Severity Zones shall be as determined by the San Mateo Fire Wildland Fire Assessment conducted in July 2019.

**SECTION 4905.3.1 LOCAL FIRE HAZARD SEVERITY ZONE REQUIREMENTS. ADDED**

4905.3.1 Local fire hazard severity zone requirements. Buildings constructed in local Agency Fire Hazard Severity Zones considered to be “High” or “Very High” shall comply with section 4905.2.

**SECTION 4905.3.1.1 ADDITIONS TO STRUCTURES. ADDED.**

4905.3.1.1 Additions to structures. Existing structures in a designated fire hazard zone of high or very high shall meet the requirements of 4905.2 if the addition to the structure exceeds 50% of the original square footage.

**SECTION 4906.2 APPLICATION. AMENDED**

- 4906.2 Application. [No change]
1. [No change]
    - 1.1. [No change]
    - 1.2. [No Change]
    - 1.3. [No Change]
  2. All land designated by the San Mateo Fire Wildland Fire Assessment in one of the following zones:
    - 2.1. Moderate
    - 2.2. High
    - 2.3. Very High

#### **SECTION 4907.1 GENERAL. AMENDED**

4907.1 General. Defensible space will be maintained around all buildings and structures in State Responsibility Areas (SRA) as required in Public Resources Code 4290 and “SRA Fire Safe Regulations” California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Section 1270.

Buildings and structures within the Local Responsibility Area (LRA) shall maintain defensible space as outlined in Government code sections 51175 through 51189 in moderate, high, and very high fire hazard severity zones as designated by the San Mateo Fire Wildland Fire Assessment.

*Chapter 56 is adopted in its entirety as amended below*

#### **SECTION 5601.1.3 FIREWORKS. AMENDED**

Section 5601.1.3 Fireworks. The possession, manufacture, storage, sale, handling and use of fireworks are prohibited within the jurisdiction of the department.

Exceptions:

1. Storage and handling of fireworks has allowed in section 5604.
2. The use of fireworks for fireworks displays, pyrotechnics before proximate audience, pyrotechnic special effects in motion pictures, television, theatrical, or group entertainment productions as allowed by title 19, Division I, chapter 6 fireworks reprinted in section 5608 and the Health & Safety Code division 11.
3. Snap caps and party poppers classified by the state fire marshal as pyrotechnic devices.

#### **SECTION 5601.1.3.1 FIREWORKS – SEIZURE. ADDED**

5601.1.3.1 Fireworks-seizure. The Chief shall seize, remove or cause to be removed at the expense of the owner all stocks of fireworks offered or exposed for sale, stored or held in violation of this code.

#### **5601.2 .4 FINANCIAL RESPONSIBILITY. AMENDED**

5601.2 .4 Financial responsibility. Before a permit is issued pursuant to section 5601.2, the applicant shall file with the jurisdiction a corporate surety bond in the principal sum of \$2 million

or a public liability insurance policy for the same amount, for the purpose of the payment of all damages to persons or property which arise from, or are caused by, the conduct of any act authorized by permit upon which any judicial judgment results. The fire code official is authorized to specify a greater or lesser amount when, in his or her opinion, conditions at the location of use indicate a greater or lesser amount is required. Government entities shall be exempt from this bond requirement.

Exception: fireworks in accordance with California code of regulations, title 19, Division I, chapter 6, see section 5608.

#### **SECTION 5601.9 PROHIBITED AND LIMITED ACTS. ADDED**

5601.9 Prohibited and limited acts. The storage of explosive materials is prohibited in all zoning districts except district zone for industrial or agricultural uses. In districts where the storage of explosive materials is permitted, the quantities of explosives and distances shall be in accordance with California fire code section 5601.8

*Chapter 57 is adopted in its entirety as amended below.*

#### **SECTION 5704.2.9.6.1 LOCATIONS WHERE ABOVE GROUND TANKS ARE PROHIBITED. AMENDED**

5704.2.9.6.1 Locations where above-ground tanks are prohibited. Storage of class I and 2 liquids in above-ground tanks is prohibited in all zoning districts except districts zoned for commercial, industrial, or agricultural use.

#### **SECTION 5706.2.4.4 LOCATIONS WHERE ABOVE-GROUND TANKS ARE PROHIBITED. AMENDED**

5706.2.4.4 Locations where above-ground tanks are prohibited. Locations where above-ground tanks are prohibited. Storage of class I and 2 liquids in above-ground tanks is prohibited in all zoning districts except districts zoned for commercial, industrial, or agricultural use

#### **SECTION 5806.2 LIMITATIONS. AMENDED**

5806.2 Limitations. The storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited in any area which is zoned for other than industrial use.

Exception: Hydrogen fuel systems in compliance with section 5806.3 or 5806.4.

*Chapter 61 is adopted in its entirety as amended below.*

#### **SECTION 6104.2 MAXIMUM CAPACITY WITHIN ESTABLISHED LIMITS. AMENDED**

6104.2 Maximum capacity within established limits. The storage of liquefied petroleum gases prohibited in any central business district and in all zoning districts except districts zoned for commercial, industrial, rural, or agricultural uses. The aggregate capacity of any one installation

used for the storage of liquefied petroleum gas shall not exceed a water capacity of 2000 gallons (7570 L).

*Appendix B fire flow requirements for buildings is adopted in its entirety as amended below.*

**TABLE B105.2 REQUIRED FIRE FLOW FOR BUILDINGS OTHER THAN ONE AND 2 FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOMES. AMENDED.**

**Table B105.2  
REQUIRED FIRE FLOW FOR BUILDINGS OTHER THAN ONE AND 2 FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES**

<b>Automatic Sprinkler System (Design Standard)</b>	<b>Minimum Fire Flow (Gallons Per Minute)</b>	<b>Flow Duration (Hours)</b>
No automatic sprinkler system	Value in Table B 105.1 (2)	Duration in Table B 105.1 (2)
Section 903.3.1.1 of the California Fire Code	50% of the value in table B105.1 (2) <sup>a</sup>	Duration in table B105.1 (2) at the reduced flow rate
Section 903.3.1.2 of the California Fire Code <sup>c</sup>	50% of the value in table B105.1 (2) <sup>b</sup>	Duration in table B105.1 (2) at the reduced flow rate

For SI: 1 gallon per minute equals 3.785 L per minute

- a. The reduced fire flow shall not be less than 1000 gallons per minute.
- b. The reduced fire flow shall not be less than 1500 gallons per minute.
- c. Section 903.3.1.2 of the California Fire Code has been amended by the San Mateo Consolidated Fire Department

*Appendix C number and distribution of fire hydrants is adopted in its entirety as amended below.*

**TABLE C 102.1 OF APPENDIX C. AMENDED**

**TABLE NO. C102.1**

**NUMBER AND DISTRIBUTION OF FIRE HYDRANTS<sup>f</sup>**

<b>FIRE FLOW REQUIREMENT (GPM)</b>	<b>MINIMUM NUMBER OF HYDRANTS</b>	<b>AVERAGE SPACING BETWEEN HYDRANTS<sup>a, b, c, d, e</sup> (Ft.)</b>	<b>MAXIMUM DISTANCE FROM HYDRANT TO ANY POINT ON STREET OR ROADWAY FRONTAGE (Ft.)</b>
1750 or less	1	250	150
2000-2250	2	250	150
2500-3250	3	250	150
3500-4250	4	250	150
4500-5250	5	250	150
5500-5750	6	250	150
6000-6250	6	250	150



6500-7250	7	250	150
7500 or more	8 or more <sup>c</sup>	200	120

**For SI:** 1 foot equals 304.8 mm, 1 gallon per minute equals 3.785 L per minute.

- a. Reduce by 100 feet for dead-end streets or roadways.
- b. Hydrants shall be required on both sides of the street whenever one or more of the following conditions exist:
  - i. Street has a median center divider that makes access to hydrants difficult, causes a time delay or creates an undue hazard;
  - ii. There are four or more lanes of traffic;
  - iii. Width of the street is in excess of 88 feet; or
  - iv. The existing street will be widened or will have a raised median center divider installed in the future pursuant to the General Plan Roadway Improvement Plans.
- c. One hydrant for each 1,000 GPM or fraction thereof.
- d. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants should be provided every 1,000 feet of street to provide for transportation hazards. In addition, there shall be at least one hydrant at each intersection.
- e. Average spacing between hydrants may be extended to 500 feet on streets serving one- and two-family dwellings.
- f. The fire code official is authorized to modify the location, number and distribution of fire hydrants based on site-specific constraints and hazards.

***Appendix D Fire Apparatus Access Roads is adopted in its entirety as amended below.***

**SECTION D106.1 PROJECTS HAVING MORE THAN 100 DWELLING UNITS.  
 AMENDED**

D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with 2 separate and approved fire apparatus access roads.

Exception: Projects having up to 200 dwelling units shall not have fewer than one approved fire apparatus access road where all buildings, including nonresidential occupancies, are equipped throughout with an approved automatic sprinkler system installed in accordance with section 90 3.3.1.1, and not located in a designated local fire hazard severity zone.

**SECTION D107.1 1 OR 2 FAMILY DWELLING RESIDENTIAL DEVELOPMENTS.  
 AMENDED**

D107.1 1 or 2 family dwelling residential developments. Developments of one or 2 family dwellings where the number of dwelling units exceeds 30 shall be provided with 2 separate and approved fire apparatus access roads.

Exception:

- 1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1, or 903.3.1.3, and not located in a designated local fire hazard severity zone, access from 2 directions shall not be required.
- 2. [No change]

***Appendix O temporary haunted houses, ghost walks and similar amusement uses is adopted in its entirety***

#### **PART IV- VIOLATIONS.**

It is unlawful to violate or fail to comply with any provisions of this Code, or violate or fail to comply with any order made under this Code or to build in violation of any detailed statement of specification or plans submitted and approved under this Code, or any certificate or permit issued under this Code.

#### **PART V- FIRE AND LIFE SAFETY INSPECTIONS.**

Inspections by the Fire Department shall periodically be made of buildings and structures that are used for residential or non-residential purposes as follows:

- a) The time and frequency of inspections shall be determined by the Fire Chief. No buildings shall be inspected for a fee more than annually except for re-inspections to assure that code corrections have been made or hazards have been corrected.
- b) A fee for inspections shall be established in the adopted Master Fee Schedule to offset costs of the regulatory inspection program and shall be collected upon inspection from each property subject to this ordinance. Revenues shall be used for the inspection and enforcement program.
- c) All properties shall be subject to inspection fees.
- d) Nothing in this section is intended to prevent inspections of property under nuisance abatement or other laws.

#### **PART VI- ENVIRONMENTAL DETERMINATION.**

The Department Board of Directors finds that the modifications to California building standards, adopted by reference by the proposed ordinance, are enacted to provide a safer, more protected environment in response to local conditions, including local climatic, geological, and topographical conditions. The adoption of this ordinance is exempt from review under the California Environmental Quality Act (Public Resources Code section 21000 *et seq.*, "CEQA") as the Ordinance is not a "project" as defined under CEQA. Moreover, the Ordinance is exempt from review pursuant to the CEQA Guidelines (California Code of Regulations Title 14, Chapter 3) consistent with, among other things, CEQA Guidelines Section 15061(b)(3), Section 15308, and Section 15321.

#### **PART VII- NOTICE PROVIDED.**

This Ordinance shall be published in summary in the San Francisco Examiner, posted in the Departments administrative offices, and posted on the Department's Website, and shall be effective on January 1, 2020.