

ORDINANCE NO. 2516

AN ORDINANCE OF THE CITY OF CHULA VISTA REPEALING EXISTING CHAPTER 15.36 OF THE MUNICIPAL CODE AND ADOPTING A NEW CHAPTER 15.36 OF THE MUNICIPAL CODE OF THE CITY OF CHULA VISTA ADOPTING THE UNIFORM FIRE CODE, 1991 EDITION, WITH CERTAIN DESIGNATED MODIFICATIONS

THE CITY COUNCIL OF THE CITY OF CHULA VISTA DOES ORDAIN AS FOLLOWS:

SECTION I. That existing Chapter 15.36 is hereby repealed, and a new Chapter 15.36 of the Chula Vista Municipal Code is hereby added, which Chapter shall read as follows:

**CHAPTER 15.36**

**Uniform Fire Code<sup>6</sup>**

**Sections:**

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|-----------|---|
| 15.36.010 | Uniform Fire Code, 1991 Edition, adopted by reference.  |
| 15.36.020 | Fire Appartus Access Roads--Required Access-Section 10.203 amended.   |
| 15.36.030 | Water Supplies for Fire Protection--Fire hydrants-Section 10.403 amended.   |
| 15.36.040 | General Provisions for Fire-Extinguishing Systems-Section 10.506 amended.   |
| 15.36.050 | Required Installations of Automatic Fire-Extinguishing Systems--Section 10.507 amended.                                   |
| 15.36.060 | Required Installations of Automatic Fire-Extinguising Systems--Group R, Division 1 Occupancies-Section 10.507(h) amended. |
| 15.36.070 | Permissible Sprinkler Ommissions-Section 10.509(a) amended.   |
| 15.36.080 | Standpipe Requirements-Table 10.510-A amended.  |
| 15.36.090 | Fire Alarm Systems--Plans and Specifications-Section 14.103(a) amended.   |
| 15.36.100 | Fire Alarm Systems--Required installation--Group R, Division 1 Occupancies-Section 14.104(g)(1) amended.                  |
| 15.36.110 | Tents, Canopies and Temporary Membrane Structures--Locations, Access and Parking-Table 32.105-A amended.                  |
| 15.36.120 | Flammable and Combustible Liquids--Spill control, Drainage control and Secondary containment-Section 79.115(b) amended.   |
| 15.36.130 | Stationary Tank Storage, Aboveground, Outside of Buildings--General-Section 79.501 amended.                               |
| 15.36.140 | Hazardous Materials--Identification Signs-Section 80.107 amended.   |
| 15.36.150 | High-Piled Combustible Storage--Pallet Storage-Section 81.112 added.  |

**15.36.010**      **Uniform Fire Code, 1991 Edition, adopted by reference.**

There is hereby adopted by reference that certain document known and designated as the Uniform Fire Code, and all Appendices, 1991 Edition, as compiled and published by the International Conference of Building Officials and the Western Fire Chiefs' Association ("UFC"), three (3) copies of which are on file in the office of the City Clerk. Said document is hereby adopted prescribing regulations governing conditions hazardous to life and property from fire or explosion, and each and all such regulations, provisions, penalties, conditions and terms of said Uniform Fire Code are hereby referred to, adopted and made a part

hereof as though fully set forth herein, excepting such portions as are hereinafter deleted, modified or amended as set forth in this Chapter.

**15.36.020 Fire Apparatus Access Roads--Required Access-Section 10.203 amended.**

The first full paragraph of Section 10.203 ("Required Access") of Article 10, Division II, of the UFC, as it applies in the City of Chula Vista, is hereby amended to read as follows, all other parts of said Section to remain the same as in the UFC:

Fire apparatus access roads and, at the option of the Fire Chief, fire lanes shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building or facility.

**15.36.030 Water Supplies for Fire Protection--Fire hydrants-Section 10.403 amended.**

Section 10.403 ("Fire Hydrants") of Article 10, Division IV, of the UFC, as it applies in the City of Chula Vista, is hereby amended to read as follows:

The location, number and type of fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public street or on the site of the premises or both to be protected as required and approved by the chief. Fire hydrants shall be accessible to the fire department apparatus by roads meeting the requirements of Division II.

For fire safety during construction, alteration or demolition of a building, see Section 87.103(c).

- (a) Fire hydrants, where required in all subdivisions, apartment complexes, commercial developments, etc., shall be installed in an operable condition prior to any combustible construction materials being placed on the site.
- (b) Whenever any combustible material is placed on the site or any work is being done contrary to the provisions of this Code, the Chief may order the said material removed from the site or the work stopped by notice in writing served on the owner or agent, and any such persons shall forthwith comply with said notice until authorized by the Chief to proceed.

**15.36.040 General provisions for fire-extinguishing systems--Section 10.506 amended.**

Subsection (c) is hereby added to Section 10.506 ("General Provisions for Fire-extinguishing Systems") of Article 10, Division V, of the UFC, as it applies in the City of Chula Vista, which subsection (c) shall read as follows:

- (c) All fire extinguishing systems shall be installed by a state licensed contractor.

**EXCEPTION:** When approved by the Fire Chief, R-3 occupancies may be exempted from this requirement.

**15.36.050 Required Installations of Automatic Fire-Extinguishing Systems-Section 10.507 amended.**

Paragraph 5 is hereby added to Subsection (b) of Section 10.507 ("Required Installations of Automatic Fire-extinguishing Systems") of Article 10, Division V, of the UFC, as it applies in the City of Chula Vista, which Paragraph 5 shall read as follows, all other parts of said Section to remain the same as in the UFC, except as herein provided :

5. In every building regardless of occupancy classification or type of construction, when such building is more than 40 feet or four stories or more in height.

**15.36.060 Required Installations of Automatic Fire-Extinguishing Systems-Group R, Division 1 Occupancies-Section 10.507(h) amended.**

Section 10.507(h) ("Group R, Division 1 Occupancies") of Article 10, Division V, of the UFC, as it applies in the City of Chula Vista, is hereby amended to read as follows:

- (h) Group R, Division 1 Occupancies. An automatic sprinkler system shall be installed throughout apartment houses three or more stories in height or containing 16 or more dwelling units, in congregate residences three or more stories in height and having an occupant load of 50 or more, and in hotels three or more stories in height or containing 20 or more guest rooms.

When an approved fire sprinkler system is required by the provisions of this section, any and all buildings constructed after July 1, 1992, on the same property, regardless of height or number of dwelling units, shall be provided with an approved fire sprinkler system.

Residential or quick-response standard sprinkler heads shall be used in the dwelling units and guest room portions of the building.

**15.36.070 Permissible Sprinkler Omissions-Section 10.509(a) amended.**

Section 10.509(a) of Article 10, Division V, of the UFC, as it applies in the City of Chula Vista, is hereby amended to read as follows:

- (a) When sprinklers are considered undesirable because of the nature of the contents or in rooms or areas which are of noncombustible construction with wholly noncombustible contents and which are not exposed by other areas. Sprinklers shall not be omitted from any room merely because it is damp, or of fire-resistive construction.

**15.36.080 Standpipe Requirements-Table 10.510-A amended.**

The category of group 2, under the column labeled "Occupancy", of Table 10.510-A of Article 10, Division V, of the UFC, as it applies in the City of Chula Vista, is hereby amended to read as follows:

2. Occupancies 3 stories or more but less than 150 feet in height, except Group R, Div. 3.

**15.36.090      ~~Fire Alarm Systems~~—Plans and Specifications—Section 14.103(a) amended.**

Subsection (a) ("Plans and Specifications") of Section 14.103 ("General") of Article 14 (Fire Alarm Systems") of the UFC, as it applies in the City of Chula Vista, is hereby amended to read as follows:

- (a)      Plans and Specifications. Complete plans and specifications for fire alarm systems shall be submitted for review and approval prior to system installation. Plans and specification shall include, but not be limited to, name, address, telephone and license number of installing licensed contractor, a floor plan, location of all alarm-initiating and alarm-signaling devices, alarm control- and trouble-signaling equipment, annunciation, power connection, battery calculations, wiring type and sizes.

**15.36.100      ~~Fire Alarm Systems~~—Required Installation--Group R, Division 1 Occupancies—Section 14.104(g)(1) amended.**

The first full paragraph of Subparagraph (1) ("General") of Subsection (g) ("Group R. Division 1 Occupancies") of Section 14.104 ("Required Installations") of Article 14 (Fire Alarm Systems") of the UFC, as it applies in the City of Chula Vista, is hereby amended to read as follows, all other provisions of said Subparagraph (1), including the Exceptions contained therein, to remain the same:

- (g)      Group R, Division 1 Occupancies. 1. General. Group R, Division 1 Occupancies shall be provided with a manual and automatic fire alarm system in apartment houses three or more stories in height or containing 16 or more dwelling units, in hotels three or more stories in height or containing 20 or more guest rooms, and in congregate residences three or more stories in height or having an occupant load of 20 or more. A fire alarm and communication system shall be provided in Group R, Division 1 Occupancies located in a high-rise building as set forth in the Building Code. When an approved fire alarm system is required by the provisions of this section, any and all buildings constructed after the July 1, 1992, on the same property, regardless of size or height, shall be provided with an approved fire alarm system.

**15.36.110      ~~Tents, Canopies and Temporary Membrane Structures~~—Locations, Access and Parking—Table 32.105-A amended.**

The Minimum Fire Access Roadway Widths, as shown in the third column of Table 32.105-A ("Location, Access and Parking for Tents, Canopies and Temporary Membrane Structures") of Article 32 of the UFC, as it applies in the City of Chula Vista, is hereby amended to read as follows:

20 feet  
20 feet  
20 feet

**15.36.120      ~~Flammable and Combustible Liquids~~—Spill controls, Drainage control and Secondary containment—Section 79.115(b) amended.**

Subsection (b) ("Spill Control") of Section 79.115 ("Spill Control, Drainage control and Secondary Containment") of Article 79 ("Flammable and Combustible Liquids"), Division 1 ("General") of the UFC, as it applies in the City of Chula Vista, is hereby amended to read as follows:

- (b) **Spill Control.** When spill control is required, floors of rooms, buildings or areas containing flammable or combustible liquids shall be recessed a minimum of 4 inches or shall be provided with a liquid-tight, raised sill to a minimum height of 4 inches so as to prevent the flow of liquids to adjoining area. When raised sills are provided, they are not required at perimeter openings which are provided with an open grate trench across the opening that connects to an approved drainage control system. A 20 gallon minimum overspill device is required on all Class I or II underground or above ground flammable liquid tanks.

**15.36.130      ~~Stationary Tank Storage, Aboveground, Outside of Buildings~~ General-Section 79.501 amended.**

Section 79.501 ("General") of Article 79, Division V ("Stationary Tank Storage, Aboveground, Outside of Buildings") of the UFC, as it applies in the City of Chula Vista, is hereby amended to read as follows:

Storage of Class I and Class II liquids in aboveground tanks outside of buildings is prohibited within the limits established by law as the limits of districts in which such storage is prohibited.

**EXCEPTION:** With the approval of the Fire Chief, Class I and II liquids may be stored above ground outside of buildings in specially designed, approved and listed containers which have features incorporated into their design which mitigate concerns for exposure to heat (two-hour fire resistance), ignition sources and mechanical damage. Containers must be installed and used in accordance with their listing, and provisions must be made for leak and spill containment. Storage in such tanks on any site shall not exceed 550 gallons for Class I or 1100 gallons for Class II liquids. The Chief may disapprove the installation of such containers when in his/her opinion, their use presents a risk to life or property. In no case, shall such storage be permitted within 100 feet of any residential or institutional structure.

**15.36.140      Hazardous Materials-Identification Signs-Section 80.107 amended.**

The first full paragraph of Section 80.107 ("Identification Signs") of Article 80 ("Hazardous Materials"), Division 1 ("General") of the UFC, as it applies in the City of Chula Vista, is hereby amended to read as follows, all other provisions and exceptions of said section to remain the same as in the UFC:

Visible hazard identification signs as specified in Uniform Fire Code Standard No. 79-3 shall be placed at entrances to locations where hazardous materials are stored, dispensed or handled. Signs shall be provided at specific entrances designated by the chief. Identification signs shall conform to NFPA 704.

**15.36.150      High-Piled Combustible Storage-Pallet Storage-Section 81.112 added.**

A new section, to be number and titled "Section 81.112. Storage of Empty Wooden or Plastic Pallets" is hereby added to Article 81 ("High-Piled Combustible Storage") of the UFC, as it applies in the City of Chula Vista, which Section shall read as follows:

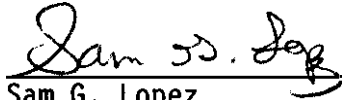
**Sec. 81.112 Storage of Empty Wooden or Plastic Pallets.** (a) Outdoor storage. Pallets shall be stored outside of a building or in a detached building whenever possible. Pallets shall not be stacked closer than 5 feet from the building.

(b) Indoor Storage. Pallets when stored indoors shall be protected with sprinklers in accordance with NFPA Standard 231, Table 4-4.1.1 unless both of the following conditions are met:

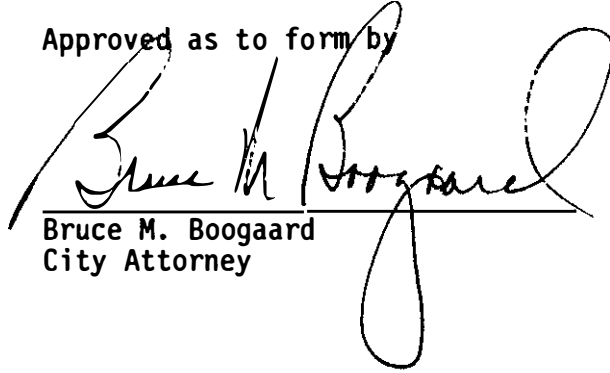
1. Pallets are stored no higher than 6 feet.
2. Each pallet pile of no more than 4 stacks shall be separated from other pallet piles by at least 8 feet of clear space or 25 feet of commodity."

Presented by

Approved as to form by



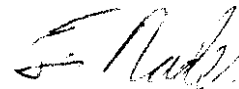
Sam G. Lopez  
Fire Chief



Bruce M. Boogaard  
City Attorney

PASSED, APPROVED and ADOPTED by the City Council of the City of Chula Vista, California, this 2nd day of June, 1992, by the following vote:

AYES:	Councilmembers:	Grasser Horton, Malcolm, Moore, Rindone, Nader
NOES:	Councilmembers:	None
ABSENT:	Councilmembers:	None
ABSTAIN:	Councilmembers:	None



Tim Nader, Mayor

ATTEST:



Beverly A. Authelet, City Clerk

STATE OF CALIFORNIA     )  
COUNTY OF SAN DIEGO    )   ss.  
CITY OF CHULA VISTA     )

I, Beverly A. Authelet, City Clerk of the City of Chula Vista, California, do hereby certify that the foregoing Ordinance No. 2516 had its first reading on May 26, 1992, and its second reading and adoption at a regular meeting of said City Council held on the 2nd day of June, 1992.

Executed this 2nd day of June, 1992.



Beverly A. Authelet, City Clerk