



STAFF REPORT

SAUSALITO CITY COUNCIL

MEETING DATE: November 19, 2019

AGENDA TITLE: Southern Marin Fire District (SMFD) Ordinance 2019/2020-01 Amending the 2019 California Fire Code

LEAD DEPARTMENT: Southern Marin Fire District / Fire Prevention Division

RECOMMENDED MOTION

Ratification of the Southern Marin Fire District adopting the 2019 California Fire Code, 2018 International Fire Code, and portions of the 2018 International Wildland-Urban Interface Code and amendments as outlined in local fire protection district ordinance per section 13869.7 of the California Health and Safety Code.

SUMMARY

The Southern Marin Fire District pursuant to the California Health and Safety Code Section 13869.7, 17058.5, 17958.7 and 18941.5(b), is requesting the Sausalito City Council ratify the SMFD Ordinance 2019/2020-01 related to the 2019 California Fire Code, 2018 International Fire Code and portions of the 2018 International Wildland-Urban Interface Code. Ratification of this ordinance will bring local codes into alignment with State and County codes already established.

BACKGROUND

The Southern Marin Fire Protection District held a public hearing for the adoption of Fire Ordinance 2019/2020-01 on the 6th day of November 2019 at a regular meeting of the Board of Directors. This ordinance adopts by reference the 2019 California Fire Code, which consists of certain portions of the 2018 edition of the International Fire Code as amended by the California Building Standards Commission, and Appendix A of the 2018 International Wildland-Urban Interface Code, with certain amendments regarding fire prevention and fire safety regulations in structures and on property located within the jurisdiction of the Southern Marin Fire Protection District. This adoption process is required of the Southern Marin Fire Protection District once every three years to stay

current with the minimum requirements of the State of California Building and Fire standards as determined by the California Building Standards Commission.

DISCUSSION/ANALYSIS

Other than the new code references, there are only a few changes in the proposed Ordinance language as compared to the last Fire Ordinance 2016-17-22 adopted by the Southern Marin Fire District Board of Directors and Fire Ordinance 1240 adopted by the City of Sausalito in 2016. The Fire Code is arranged and organized to follow sequential steps that generally occur during plan review or inspection. The 2018 International Fire Code (IFC), which California adopts with amendments as the 2019 California Fire Code, has again been organized into 7 parts. Each part represents a broad subject matter and includes the chapters that logically fit under the subject matter of each part. The 2018 IFC was organized to allow for future chapters to be conveniently and logically expanded without requiring a major renumbering. Therefore, this code adoption, as in past adoptions, results in some renumbering.

Proposed changes to 2019/2020-01 Ordinance include, but are not limited to:

- Renumbering of some referenced sections to reflect where the sections are found in this current edition of the fire code.
 - Adoption of Appendix A from the 2018 International Wildland-Urban Interface Code.
 - Adoption of and amendments made to several appendices, in line with the State of California in relation to local conditions. Appendix B, C, F, H, I and O of the 2019 California Fire Code:
 - B: Fire Flow Requirements for Buildings
 - C: Fire Hydrant Locations and Distribution
 - F: Hazard Ranking
 - H: Hazardous Materials Management Plan (HMMP) and Hazardous Materials Inventory Statement (HMIS) Instructions
 - I: Fire Protection Systems- Noncompliant Conditions
 - O: Temporary Haunted Houses, Ghost Walks, and Similar Amusement Uses
 - Correct the referenced sections for establishing limits for storage of various hazardous materials.
 - Removed additional operating permits already covered in the existing code adoption.
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- Addition of Contraction and Operational permits for new processes, such as fire protection plan.
- Added a section to address “Unwarranted Alarm Notification” in order to address the issue of continued unwarranted alarm responses.
- Added definition of “Unwarranted Alarm” to support the addition of the term for continued unwarranted alarm responses.
- Modified the requirements for sprinklers in all occupancies.
- Modified and/or deleted sections of Chapter 11 Construction Requirements for Existing Buildings.
- Modifications for vegetation management, defensible space and enforcement.
- Modifications to the requirements for fire apparatus roads.
- Modifications to Chapter 33 for Fire Safety During Construction.

This Ordinance will be utilized in full force and effect on January 1, 2020 which is more than thirty (30) days after its passage and after ratification by the Marin County Board of Supervisors, Town of Tiburon and the City of Sausalito. A certified copy of the full text of the ordinance is currently available in the office of the Fire District, 308 Reed Blvd. Mill Valley, CA and 333 Johnson Street Sausalito, CA. and is attached to this staff report.

ALTERNATIVES

The City Council can draft a letter directed to the Southern Marin Fire District with specific comments persistent to sections of the 2019 California Fire Code or SMFD Ordinance 2019/2020-01 they wish to have reviewed and provide recommendations they wish to be included or changed.

FISCAL IMPACT

No fiscal impact to the City

STAFF RECOMMENDATIONS

Review proposed Ordinance 2019/2020-01 and ratify on consent.

ATTACHMENTS

Attachment 1- SMFD Ordinance 2019/2020-01

Attachment 2- SMFD Summary of Ordinance 2019/2020-01

PREPARED BY: Fred Hilliard, Division Chief / Fire Marshal SMFD

REVIEWED BY: Chris Tubbs, Fire Chief

REVIEWED BY: Mary Wagner, City Attorney

SUBMITTED BY: Adam W. Politzer, City Manager
