

ID19-11482

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA, INCORPORATING AND ADOPTING EXPRESS FINDINGS OF NECESSITY RELATED TO LOCAL CLIMATIC, TOPOGRAPHICAL, AND GEOLOGICAL CONDITIONS THAT MAKE THE CITY'S AMENDMENTS TO THE CALIFORNIA FIRE CODE REASONABLY NECESSARY, REPEALING ARTICLE 5 OF CHAPTER 10, AND ADDING ARTICLE 5 TO CHAPTER 10 OF THE FRESNO MUNICIPAL CODE RELATING TO FIRE AND LIFE SAFETY REGULATIONS

THE COUNCIL OF THE CITY OF FRESNO DOES ORDAIN AS FOLLOWS:

SECTION 1. The express findings of Resolution No. _____, entitled "A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, MAKING AND ADOPTING EXPRESS FINDINGS THAT MODIFICATIONS OR CHANGES TO THE CALIFORNIA FIRE CODE ARE REASONABLY NECESSARY BECAUSE OF LOCAL CLIMATIC, GEOLOGICAL, AND TOPOGRAPHICAL CONDITIONS," required for modifications or changes to the California Fire Code, which are reasonably necessary because of local climatic, geological, or topographical conditions are incorporated and adopted herein as if set forth in full. The modifications or changes to the California Fire Code are specifically listed below, and the incorporated express findings regarding to those modifications may be generally characterized as relating to (1) fire sprinkler systems; (2) luminous exit markings; (3) additional regulation of lumber yards, woodworking, recycling, and waste handling facilities; and (4) additional regulation of motor fuel dispensing and repair garages, locations of above-ground tanks, the amount of Class I and Class II liquids at farms and construction sites in above-ground tanks and basement storage of flammable liquids.

SECTION 2. Article 5 of Chapter 10 of the Fresno Municipal Code is repealed.

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Date Adopted:

Date Approved

Effective Date:

City Attorney Approval:

Be

Ordinance No.

SECTION 3. Article 5 of Chapter 10 of the Fresno Municipal Code is added to read:

ARTICLE 5

FIRE PREVENTION

Section	10-50100	Adoption of the California Fire Code
	10-50101.1	Title
	10-50101.1.1	Fire Zones
	10-50101.1.2	Limits Established By Law
	10-50101.1.3	Responsibility for Enforcement
	10-50102.3	Change of Occupancy
	10-50102.6	Historic Buildings
	10-50102.13	Application of Performance Code for Buildings and Facilities.
	10-50103.1	General
	10-50104.3.2	Inspection Frequency
	10-50105.4.1.2	Stamps
	10-50105.4.1.3	Approvals
	10-50105.6	Required Operational Permits
	10-50105.6.13	Exhibits, Trade Shows, and Special Events
	10-50105.6.15	Fire Hydrants
	10-50105.6.32	Open Burning
	10-50105.6.52	Exterior Storage
	10-50105.7	Required Construction Permits
	10-50105.7.1	Automatic Fire Extinguishing Systems
	10-50105.7.16	LP-Gas
	10-50106.6	Fees for Inspection Services
	10-50109	Board of Appeals
	10-50109.2	Limitation of Authority
	10-50110.3.1	Service
	10-50110.4	Violation Penalties
	10-50110.5	Cost Recovery
	10-50111.1	General
	10-50112.4	Failure to Comply
	10-50113.2	Service Utilities
	10-50202	General Definitions
	10-50304.4	Recycling and Industrial Waste Handling Facilities
	10-50304.5	Dumping of Combustible Waste Material
	10-50304.6	Removal of Debris
	10-50307.1.1	Prohibited Open Burning
	10-50311.1.1	Abandoned Premises
	10-50312.1	General
	10-50315.4.3	Additional Requirements for Outside Storage

10-50403.1	General
10-50503.7	Electrified Security Fences
10-50505.1	Premise Identification
10-50506	Where Required
10-50506.1.1.1	Unauthorized Possession of Fire Department Bypass Key
10-50506.1.1.2	Unauthorized Duplication of Fire Department Bypass Key
10-50506.1.1.3	Penalties
10-50901.4.4	Additional Fire Protection Systems
10-50901.4.7	Prohibited Fire Protection System Equipment
10-50903.1	General
10-50903.2	Where Required
10-50903.3.1	Installation Requirements
10-50903.3.5.1.2	Residential Combination Services
10-50903.3.8	Floor Control Valves
10-50903.4.3	Floor Control Valves
10-50903.6	Where Required in Existing Buildings and Structures
10-50907.1.2	Fire Alarm Shop Drawings
10-50912.2.3	Address Identification
10-51025.1	General
10-51104.7.7	Door Swing
10-51104.7.8	Door Hardware
10-52306.2.3	Above-Ground Tanks Located Outside of Buildings, Above Grade
10-52811.1	Scope
10-52811.2	Storage Site
10-52811.3	Size of Piles
10-52811.4	Pile Fire Protection Water Supply
10-52811.5	Security
10-52811.6	Pile Separation
10-52811.7	Pile Fire Protection
10-52811.8	Exterior Storage of Recycled Materials, Industrial Waste and Idle Pallets
10-55602	Prohibition of Fireworks
10-55603	Prohibition of Explosives
10-55704.2.9.6.1	Locations Where Above-Ground Tanks Are Prohibited
10-55704.3.5.1	Basement Storage
10-55706.2.4	Permanent and Temporary Tanks
10-56101.3	Construction Documents
10-58103	Historic Buildings
10-5R313	Residential Fire Sprinklers

ADMINISTRATION

SECTION 10-50100. ADOPTION OF THE CALIFORNIA FIRE CODE.

100. *Adoption of the California Fire Code.* The 2019 California Fire Code, as promulgated by the California Building Standards Commission, which incorporates the adoption of the 2018 edition of the International Fire Code as amended with necessary California amendments, and the 2018 International Fire Code, including Appendix Chapters E and F, and the 2018 International Performance Code for Buildings and Facilities Part I and Part III are hereby adopted and amended by the City of Fresno for the purpose of prescribing regulations governing conditions hazardous to life and property, protection from fire, hazardous materials, or explosions, except such portions as fully as if set out at length herein. The Council does hereby find it is reasonably necessary to make certain changes and modifications to the requirements contained in the rules and regulations adopted pursuant to Sections 17922 et seq., and 18935 et seq., of the California Health and Safety Code; such change or modifications are herein more particularly set forth.

SECTION 10-50101.1. TITLE.

101.1. *Title.* This code shall be known as the Fresno Fire Code, may be cited as such, and shall be referred to herein as “this Code.” When used here, “CFC” means the 2019 California Fire Code, with such amendments as adopted by the State of California and the 2018 International Fire Code, including appendix Chapters E and F, as adopted and amended in this article.

SECTION 10-50101.1.1. FIRE ZONES.

101.1.1. *Fire Zones.* For the purpose of this Code, the entire city shall be divided into three fire zones classified and known as Fire Zone No. 1, Fire Zone No. 2, and Fire Zone No. 3. The boundaries and limits of each such Fire Zone are shown upon a map designated City of Fresno Zoning Map, Fresno, California, dated 10/18/2018, consisting of one sheet on file in the office of the fire code official, which with any amendments thereto, is hereby adopted and made a part of this chapter as though fully set forth herein.

Whenever in this Code reference is made to any Fire Zone, such reference shall be construed to mean one of the Fire Zones designated on said map and amendments thereto.

Fire Zone No. 1 shall consist of the area generally identified as the “Downtown Core”, bounded by the eastern edge of State Highway 99, the southern edge of State Highway 180 and the western edge of State Highway 41 where each of the noted highways intersect one another.

Fire Zone No. 2 shall consist of the remaining area generally identified as the “Downtown Neighborhood” on the map not included in Fire Zone No. 1.

Fire Zone No. 3 shall consist of the remaining areas not included in Fire Zone No. 1 or Fire Zone No. 2.

SECTION 10-50101.1.2. LIMITS ESTABLISHED BY LAW.

101.1.2. *Limits Established by Law.* The limit(s) referred to in Chapter 56 and Sections 5704.2 (et. al) and 6104.2 of the California Fire Code shall mean those locations noted by Fire Department Policy and the CFC.

SECTION 10-50101.1.3. RESPONSIBILITY FOR ENFORCEMENT

101.1.3. *Responsibility for Enforcement.* Enforcement of building standards and fire protection requirements adopted by the State Fire Marshal and published in the California Building Standards Code relating to fire and panic safety, and other regulations of the State Fire Marshal, shall be the responsibility of the fire code official. This shall include R-3 occupancies, including one and two family dwellings.

SECTION 10-50102.3. CHANGE OF OCCUPANCY.

102.3. *Change of Use or Occupancy.* Change of use or occupancy. A change of occupancy shall not be made unless the use or occupancy is made to comply with the requirements of this code, the Fresno Fire Code, and the California Existing Building Code. Where approved by the fire and building code official, a change of occupancy shall be permitted without complying with the requirements of this code and the California Existing Building Code, provided that the new or proposed use or occupancy is less hazardous, based on life and fire risk, than the existing use or occupancy.

SECTION 10-50102.6. HISTORIC BUILDINGS.

102.6. *Historic Buildings.* The provisions of this Code relating to the construction, alteration, repair, enlargement, restoration, relocation, or moving of buildings or structures shall not be mandatory for existing buildings or structures identified and classified by the state or local jurisdiction as historic buildings where such buildings or structures do not constitute a distinct hazard to life or property. Fire protection in designated historic buildings shall be provided in

accordance with Section 1103.1.1 and Part 8 of Title 24 of the 2019 California Historic Building Code, as amended.

SECTION 10-50102.13. APPLICATION OF PERFORMANCE CODE FOR BUILDINGS AND FACILITIES.

102.13. *Application of Performance Code for Buildings and Facilities.*

Where application is made to the fire code official for approval of alternative equivalent designs, performance-based designs or other designs under 104.9 of the Fresno Fire Code, in new or existing buildings, the 2018 edition of the International Code Council Performance Code for Buildings and Facilities is hereby adopted. This code shall regulate and govern the alternative equivalent design, performance-based design, other design where applicable, construction, alteration, modification, extension, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, improvement of, use or maintenance of, building and/or fire protection systems, components, equipment and materials.

SECTION 10-50103.1. GENERAL.

103.1. *General.* The department of fire prevention is established within the jurisdiction under the direction of the fire code official. The function of the department shall be the implementation, administration, and enforcement of the provisions of this code. Whenever the terms “department of fire prevention,” “fire prevention bureau,” “fire prevention division”, or “community risk reduction unit” are used in this Code or the Fresno Municipal Code, the terms shall mean

those personnel assigned to, and engaged in, the prevention or investigation of fire on behalf of the City of Fresno Fire Department.

SECTION 10-50104.3.2. INSPECTION FREQUENCY.

104.3.2. *Inspection Frequency.* The fire code official is authorized to establish a minimum inspection frequency for all occupancy groups where not already determined by the State of California Health and Safety Code.

SECTION 10-50105.4.1.2 STAMPS.

105.4.1.2. *Stamps.* The fire code official may require fire protection system design plans to be stamped by an approved, State of California registered, Fire Protection Engineer, or other approved Technical Specialist. This requirement shall be applied at the sole discretion of the fire code official (or designee).

SECTION 10-50105.4.1.3. APPROVALS.

105.4.1.3. *Approvals.* The process described in section 105.4.1.2 shall only be permitted after the fire code official has approved the engineer or specialist, and the engineer or specialist has demonstrated that they possess the technical ability to evaluate fire protection system designs and have the proper background and experience.

SECTION 10-50105.6. REQUIRED OPERATIONAL PERMITS.

105.6. *Required Operational Permits.* The fire code official is authorized to issue operational permits for the operations set forth in Section 105.6.1 through Section 105.6.52. Required permits will be issued only for those

operations where a permit fee has been established by Master Fee Schedule resolution.

SECTION 10-50105.6.13. EXHIBITS, TRADE SHOWS AND SPECIAL EVENTS.

105.6.13. *Exhibits, Trade Shows, and Special Events.* An operational permit is required to operate exhibits, trade shows, and special events.

SECTION 10-50105.6.15. FIRE HYDRANTS AND VALVES.

105.6.15. *Fire Hydrants and valves.* A permit is required to use or operate fire hydrants or valves intended for fire suppression purposes that are installed on water systems and are accessible to public roadways, alleys, or public utility easements on private property. Such permit shall be obtained from the Water Division of the Department of Public Utilities of the City, or person responsible for the provision of water to such fire hydrants or water systems within a waterworks district. Also see Sections 901.6 and 901.8.

Exception: A permit is not required for authorized employees of the water company that supplies the system or the fire department to use or operate fire hydrants or valves.

SECTION 10-50105.6.32. OPEN BURNING.

105.6.32. *Open Burning.* An operational permit is required for any open burning, including for the kindling or maintaining of an open fire or a fire on any public street, alley, road, or other public or private ground, including recreational fires. Instructions and stipulations of the permit shall be adhered to.

An operational permit may only be issued after a permit has been obtained from the San Joaquin Valley Air Pollution Control District.

SECTION 10-50105.6.52. EXTERIOR STORAGE.

105.6.52. *Exterior Storage.* An operational permit is required for the exterior storage of more than 4,999 square feet of tires, pallets, bin boxes, wood or plastic products, other combustible finished materials, wood chips, hogged material, fines, compost, recycled materials, industrial waste, or similar products.

SECTION 10-50105.7. REQUIRED CONSTRUCTION PERMITS.

105.7. *Required Construction Permits.* The fire code official is authorized to issue construction permits for work as set forth in Section 105.7.1 through Section 105.7.25. Required permits will be issued only for work where a permit fee has been established by Master Fee Schedule resolution.

SECTION 10-50105.7.1. AUTOMATIC FIRE EXTINGUISHING SYSTEMS.

105.7.1. *Automatic Fire Extinguishing Systems.* A construction permit is required for installation of, or modification to, any automatic fire extinguishing system.

SECTION 10-50105.7.16. LP-GAS.

105.7.16. *LP-Gas.* A construction permit is required for installation of or modification to any LP-Gas system or tank with a capacity (single or in aggregate) in excess of 124 gallons.

SECTION 10-50106.6. FEES FOR FIRE INSPECTIONS.

106.6. *Fees for Fire Inspections.* The fire code official shall be authorized to charge a fee for any fire inspections of existing sites, buildings, structures, and properties within the City of Fresno. Fees for such services shall be in accordance with the Master Fee Schedule.

SECTION 10-50109. BOARD OF APPEALS.

109.1. *General.* In order to hear and decide appeals of orders, decisions, or determinations by the fire code official relative to the application and interpretation of the Fresno Fire Code, there shall be and is hereby created a board of appeals (hereafter referred to as the “Building Standards Appeals Board”) consisting of members who are qualified by experience and training to pass on matters pertaining to building construction and hazards of fire, explosions, hazardous conditions, or fire protection systems, who are not employees of the City of Fresno.

The Building Standards Appeals Board shall perform the following appeal duties:

- a) Determine the suitability of alternate materials, engineering designs, methods of construction, and equipment.
- b) Provide reasonable interpretations of the provisions of the Fresno Fire Code and other relevant codes.

Exception: Appeals of administrative citations, fees, penalties, or charges that may be levied by the fire department such as emergency response, fire suppression

costs, mitigation costs, clean-up costs, inspection or re-inspection charges, false alarm charges, or failure to comply with written citations or notices, shall comply with Fresno Municipal Code, Chapter 1, Article 4.

The building official shall serve as an ex officio member of and shall act as secretary to said board but shall have no vote on any matter before the board. The Building Standards Appeals Board shall be appointed by the Mayor and shall hold office at the pleasure of the Mayor.

The Building Standards Appeals Board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official.

109.2. *Limitations on authority.* The Building Standards Appeals Board shall have no authority relative to interpretation of the administrative provisions of this code nor shall the board be empowered to waive any requirements of this Code. An economic condition shall not be considered as a basis for an appeal of the provisions of this Code.

SECTION 110.3.1. SERVICE.

110.3.1. *Service.* A notice of violation issued pursuant to this code shall be served on the owner, the owner's authorized agent, operator, occupant or other person responsible for the condition or violation, either by personal service, mail or by delivering the same to, and leaving it with, some person of responsibility on the premises. For unattended or abandoned locations, a copy of such notice of violation shall be posted on the premises in a conspicuous

place at or near the entrance to such premises and the notice of violation shall be mailed first class mail to the last known address of the owner, the owner's authorized agent or occupant. The fire code official is authorized to issue an administrative citation for abatement of violations of this code in accordance with Fresno Municipal Code, Chapter 1, Article 3 and Fire Department Policy.

SECTION 50110.4. VIOLATION PENALTIES.

110.4. *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 issued or used under provisions of this code shall be guilty of a misdemeanor. Upon failure to comply with a written notice of violation, the fire code official is authorized to impose penalties and, or seek legal action in accordance with Fresno Municipal Code, Chapter 1, Article 3. Each day that a violation continues shall be deemed a separate offense.

110.4.1. *Abatement of Violation.* In addition to the imposition of the penalties herein described, the fire code official is authorized to institute appropriate action to prevent unlawful construction or to restrain, correct or abate a violation; or to prevent illegal occupancy of a structure or premises; or to stop an illegal act, conduct of business or occupancy of a structure on or about any premises. Such action is subject to the cost recovery provisions of Section 110.5.

SECTION 10-50110.5. COST RECOVERY.

110.5 *Cost Recovery.* The fire code official (or designee) is authorized to recover any direct or indirect costs for fire prevention, fire suppression, hazardous material incident response, and protection of the public from fire and life safety hazards.

110.5.1. *Fire prevention cost recovery.* Any person who fails to, or refuses to, correct, within the time allotted for correction, any fire hazard prohibited by code, regulation or law, for which a public agency has issued a notice of violation or correction respecting the hazard, or failure to comply with a written notice of violation is liable for the fire prevention costs, and any other costs, incurred in furtherance of the abatement of the fire hazard, and those costs shall be a charge against that person.

110.5.2. *Fire suppression cost recovery.* Any person who causes a fire, sets a fire, allows a fire to be set, or allows a fire kindled or attended by him or her to escape onto any public or private property, is liable for the fire suppression costs, rescue or emergency medical services costs, and any other costs incurred as a result of fighting the fire.

110.5.3. *Hazardous materials release cost recovery.* Any person who releases a hazardous material, allows a hazardous material to be released, causes, or allows a hazardous material attended by him or her to escape onto any public or private property, is liable for the hazardous material incident response, rescue or emergency medical services costs, and any other costs incurred as a result of responding to the hazardous material release.

110.5.4. *Protection of the public cost recovery.* Any person who creates a fire or life safety hazard to the public, allows a fire or life safety hazard to the public, causes, or allows a fire or life safety hazard to the public to escape onto any public or private property, is liable for the fire or life safety hazard incident response, rescue or emergency medical services costs, and any other costs incurred as a result of responding to the fire or life safety hazard to the public.

110.5.5. *Action and administration.* Cost recovery actions and administration pursuant to this section shall be as set forth in Fresno Municipal Code, Chapter 1, Article 5, and the Master Fee Schedule.

110.5.6. *Hearings.* Cost recovery hearings shall be conducted as set forth in Fresno Municipal Code, Chapter 1, Article 4.

110.5.7. *Other laws.* The provisions of this section shall not be deemed to nullify or prevent the application, either cumulatively, concurrently, or separately, of the provisions of the California Health and Safety Code or any other law related to liability, cost recovery, civil, criminal or administrative action.

SECTION 10-50111.1. GENERAL.

111.1. *General.* If during the inspection of a premises, a building or structure, or any building system, in whole or in part, constitutes a clear and inimical threat to human life, safety or health, the fire code official shall issue such notice or orders to remove or remedy the conditions as shall be deemed necessary in accordance with this section, and shall refer the building to the building department for any repairs, alterations, remodeling, removing, or

demolition as may be required by Fresno Municipal Code, Chapter 11, Article 4, Dangerous Building Regulations.

SECTION 10-50112.4. FAILURE TO COMPLY.

112.4. *Failure to Comply.* Any persons who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to an administrative citation, or other judicial or administrative action in accordance with Section 110.4.

SECTION 10-50113.2 SERVICE UTILITIES.

113.2. *Authority to require connection to service utilities.* The fire code official shall have the authority to require connection of utility services to any building, structure or system to a recognized service utility provider in order to ensure the safety of occupants and the preservation of the structure. Utility services may include, but are not limited to, water service, electrical service, gas service, or any other utility service. The fire code official may refuse to issue any permits until the owner of the building, structure or system provides proof of connection to the utility service.

DEFINITIONS

SECTION 10-50202. GENERAL DEFINITIONS.

COVERINGS. Coverings shall mean any materials including, but not limited to, gypsum board, paneling, tongue and grooved boards, lathe and plaster, wood paneling, brick and mortar, or any other material attached to the interior portion of the building's roof framing or interior portion of walls when

installing a dropped ceiling system. Coverings do not include carpet, linoleum, tile, wall paper, or other decorative finishes unless applied to a building's interior ceiling.

FIRE CODE OFFICIAL. The chief fire officer charged with the administration and enforcement of the code, or a duly authorized representative.

FIRE DEPARTMENT BYPASS KEY. An approved key used by authorized emergency services personnel to bypass secured access locations.

FIRE MARSHAL. A chief fire officer of the fire department or a duly authorized representative, who is charged with either the prevention or investigation of fires.

RECYCLING AND INDUSTRIAL WASTE. Any material which has been recycled, including post-consumer or industrial waste, wood by-products or other similar products.

RECYCLING AND INDUSTRIAL WASTE HANDLING FACILITY. Any site that stores, manufactures, processes or handles wood by-products, recycled materials, including post-consumer waste, industrial waste, or other similar materials.

COMBUSTIBLE WASTE MATERIAL

SECTION 10-50304.4. RECYCLING AND WASTE HANDLING FACILITIES.

304.4. *Recycling and Waste Handling Facilities.* See Chapter 28 of the CFC/FMC for specific requirements related to recycling and industrial waste

handling facilities. Recycling and industrial waste handling facilities shall also be in accordance with applicable fire department policies.

SECTION 10-50304.5. DUMPING OF COMBUSTIBLE WASTE MATERIAL.

304.5. *Dumping of Combustible Waste Material.* No owner or occupant of any lot, site or premises shall maintain thereon any rubbish or waste material likely to become easily ignited, and, provided further, no person shall place, deposit, or leave any piles of dirt, metallic cans, combustible waste, or rubbish on any property not owned or controlled by such person or persons.

SECTION 10-50304.6. REMOVAL OF DEBRIS.

304.6. *Removal of Debris.* Any person having in their possession or under their control, upon any premises, any kind of materials, which have been rendered useless or un-merchandisable by reasons of any fire on the premises, or any other debris resulting from such fire, must commence to remove the same from the premises within twenty-four (24) hours after notice to do so from the fire code official, and must thereupon proceed with and diligently carry on the work of such removal until the same has been completed.

SECTION 10-50307.1.1. PROHIBITED OPEN BURNING.

307.1.1. *Prohibited Open Burning.* Notwithstanding other provision in Section 307, open burning is prohibited as follows:

1. Open burning that is offensive or objectionable because of smoke emissions or when atmospheric conditions or local

circumstances make such fires hazardous shall be prohibited.

2. Open burning in violation of the rules or regulations promulgated by the San Joaquin Valley Air Pollution Control District.
3. The fire code official (or designee) is authorized to order, or effect, the immediate extinguishment of any open burning when in the opinion of the fire code official (or designee), it is reasonably necessary for safety and protection of life and health, and may issue administrative citations and seek to recover costs in accordance with Sections 110.4 and 110.5 of this Code.

SECTION 10-50311.1.1. ABANDONED PREMISES.

311.1.1. *Abandoned Premises.* Buildings, structures and premises for which an owner cannot be identified or located by dispatch of a certificate of mailing to the last known or registered address, which persistently or repeatedly become unprotected or unsecured, which have been occupied by unauthorized persons or for illegal purposes, or which present a danger of structural collapse or fire spread to adjacent properties shall be considered to be abandoned, declared unsafe and abated by demolition or rehabilitation in accordance with the California Property Maintenance Code, or the California Building Code or, the Fresno Municipal Code, Chapter 11, Article 4 (Dangerous Building Ordinance).

SECTION 10-50312.1. GENERAL.

312.1. *General.* Vehicle impact protection required by this Code shall be provided by posts that comply with Section 312.2 or by other approved physical barriers that comply with 312.3.

Exception: Fire hydrants and fire sprinkler risers may be protected in accordance with City of Fresno Public Works Standard W-23 (Fire hydrant installation with protector posts).

SECTION 10-50315.4.3. ADDITIONAL REQUIREMENTS FOR OUTSIDE STORAGE.

315.4.3. *Additional Requirements For Outside Storage.* Outside storage of tires shall be in accordance with Chapter 34. Outside storage of recycled materials, industrial waste, idle pallets, plastic or wooden finished products, baled material, or other similar products shall be in accordance with Chapter 28 and Fire Department Policy. Outdoor storage at sites that store, manufacture, process or handle wood by-products, recycled materials, industrial waste, and other similar materials shall be in accordance with Chapter 28. An approved water supply for firefighting purposes shall be provided in accordance with Section 507.

EMERGENCY PLANNING AND PREPAREDNESS

SECTION 10-50403.1. GENERAL.

403.1 *General.* In addition to the requirements of Section 401, occupancies, uses and outdoor locations shall comply with the emergency

preparedness requirements set forth in Sections 403.2 through 403.12.3.3. Where a fire safety and evacuation plan is required by Sections 403.2 through 403.11.5, evacuation drill shall be in accordance with Section 405 and employee training shall be in accordance with Section 406. Where a fire safety and evacuation plan is required by Sections 403.2 through 403.11.5, evacuation drills shall be in accordance with Section 405, employee training shall be in accordance with Section 406, and evacuation plans, diagrams, and signage shall be prepared using the symbology in the currently adopted version of NFPA 170. The edition of NFPA 170 used shall be noted on the plan.

FIRE SERVICE FEATURES

SECTION 10-50503.7. ELECTRIFIED SECURITY FENCES

503.7. *Electrified security fences.* Electrified security fences shall be approved prior to installation, and shall be installed in accordance with California Civil Code and Fire Department Policy.

SECTION 10-50505.1. PREMISES IDENTIFICATION.

505.1 *Address Identification.* New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm) unless larger characters are specified by Development and Resource Management Policy 02-111 and, or, G-

002. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. The requirements of Fresno Municipal Code Section 12-1300 et seq. shall be followed. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

SECTION 10-50506.1 WHERE REQUIRED.

506.1. *Where Required.* Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. Installation requirements and key box contents shall be in accordance with Fire Department Policy.

506.1.1 *Locks.* An approved lock or remote opening device shall be installed on gates or similar barriers where required by the fire code official in accordance with Fire Department Policy.

506.1.1.1 *Unauthorized Possession of Fire Department Bypass Key.* It shall be unlawful for any person other than those authorized by the fire code official to possess a fire department bypass key.

506.1.1.2 *Unauthorized Duplication of Fire Department Bypass Key.* No person shall duplicate a fire department bypass key unless approved by the fire code official.

506.1.1.3 *Penalties.* Any person who shall violate either section 506.1.1.1 or 506.1.1.2 shall be guilty of a misdemeanor. Prosecution of such violations shall be in accordance with the California Penal Code.

506.2. *Key Box Maintenance.* The owner or operator of the building or premises shall immediately notify the fire code official and provide the new key where a lock is changed or re-keyed. The key to such lock shall be secured in the key box.

SECTION 10-510.1 EMERGENCY RESPONDER RADIO COVERAGE IN NEW BUILDINGS.

510.1 Emergency responder radio coverage in new buildings. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

Exceptions:

1. Where approved by the building official and the fire code official, a wired communication system in accordance with Section 907.2.12.2 shall be permitted to be installed or maintained instead of an approved radio coverage system,

2. Where it is determined by the fire code official that the radio coverage system is not needed.
3. In facilities where emergency responder radio coverage is required and such systems, components or equipment required could have a negative impact on the normal operations of that facility, the fire code official shall have the authority to accept an automatically activated emergency responder radio coverage system.
4. One and two family dwelling units as defined in the California Residential Code.
5. Open parking garages with no parking below the lowest level of fire apparatus access.
6. Buildings of any construction type permitted by the California Building Code that are 50,000 square feet or less, and are less than 30' feet in height, with no storage or parking below the lowest level of fire apparatus access.
7. Buildings where a pre-construction emergency communications study, and a final field emergency communications study, both validate and provide confirmation that the required City of Fresno radio strengths are available. The pre-construction emergency communications study and the final field emergency

communications study shall be provided where required by the fire code official.

DECORATIVE MATERIALS OTHER THAN DECORATIVE VEGETATION IN NEW AND EXISTING BUILDINGS

SECTION 10-50807.5.1.3. WOOD USE IN GROUP A-3 PLACES OF RELIGIOUS WORSHIP.

807.5.1.3. *Wood Use in Group A-3 Places of Religious Worship.* In new and existing places of religious worship, wood used for ornamental purposes, trusses, paneling or chancel furnishing shall be allowed where such material meets the flame spread requirements found in Table 803.3.

FIRE PROTECTION SYSTEMS

SECTION 10-50901.4.4. ADDITIONAL FIRE PROTECTION SYSTEMS.

901.4.4. *Additional Fire Protection Systems.* In occupancies of a hazardous nature, or where any special hazards exist in addition to the normal hazards of the occupancy, or where the fire code official determines that access for fire apparatus is unduly difficult, the fire code official shall have the authority to require additional safeguards. Such safeguards include, but shall not be limited to, the following: automatic fire detection systems, fire alarm systems, automatic fire extinguishing systems, standpipe systems, or portable or fixed extinguishers, and other equipment or systems. Fire protection equipment or systems required under this section shall be installed in accordance with this code and the applicable referenced standards, and shall be considered a required system as noted in section 901.4.1.

901.4.5.1 *Removal of prohibited equipment.* Any device that is prohibited by section 901.4.5 shall be immediately removed upon written order of the fire code official.

901.4.6.4.5 *Additional requirements.* In addition to the requirements found in 901.4.6, all fire pump rooms shall comply with Fire Department Policy - Fire Pump Installation Locations.

901.4.7 *Prohibited Fire Protection System Equipment.* The fire code official shall have the authority to prohibit the installation, use, etc., of any piece of fire protection system equipment, regardless of the listing or approval of the equipment. Prohibited equipment shall not be installed in any fire protection system.

SECTION 10-50903.1. GENERAL.

903.1.2. *Determination of Building Area.* For purposes of determining building area for automatic sprinkler system requirements, the following criteria shall be used:

1. Fire walls, fire barriers, fire partitions, or horizontal fire assemblies as defined in this Code shall not be considered to create separate buildings or fire areas for determining automatic sprinkler requirements.

Exceptions:

- (a) Party walls located on a lot line between two buildings in accordance with California Building Code, Section 706 with no openings between them.

- (b) Fire walls without openings installed in accordance with California Building Code, Section 706 and with specific fire wall requirements in Section 903.2 of this Code based on occupancy.

2. Determination of building area for combustible construction shall be measured to the building perimeter roof drip line, including any architectural features, including, but not limited to, mansards, towers, porte cocheres, etc., with the exception of 44" maximum depth roof eaves.

For non-combustible construction, building area shall include all perimeter roof areas exceeding 44" that are required by the currently adopted edition of NFPA 13 to have fire sprinkler protection under the projection. The area of open shafts or courts need not be included in calculating floor area. When multiple buildings are considered as one building per California Building Code Section 705.3, the combined floor areas shall be used to determine the automatic sprinkler requirements.

SECTION 10-50903.2. WHERE REQUIRED.

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 903.2.12. Additionally, an approved automatic sprinkler system shall be installed in all new buildings or structures when the fire area is 5,000 square feet or larger in any Group A, B, E, F, M, and S occupancy group.

Exceptions:

1. Group F-2 and S-2 occupancies of non-combustible construction throughout and with contents that are stored, used or manufactured that are classified as non-combustible. Accessory uses that, in total, do not exceed 10% of the building area and any single accessory use area that does not exceed 4,999 square feet does not require automatic sprinklers. An operational statement shall be submitted to the Development and Resource Management Department with building plan submission and the owner shall execute a covenant running with the property agreeing to the installation of the required automatic sprinkler or extinguishing system if the use or construction changes from the approved non-combustible limitations.

2. Detached Group S-2 occupancy carports of non-combustible construction, without exterior walls, used exclusively for the parking of motor vehicles that meet the setback requirements to real and assumed property lines per Table 602 of the California Building Code. Installation of solar panels on the roof of such carports is permissible when using this exception.

SECTION 10-50903.2.8 GROUP R.

903.2.8 *Group R.* An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area, including Accessory Dwelling Units (ADU's), Junior Accessory Dwelling Units (JADU's) added to or constructed within existing one and two family dwelling units, as well as garages converted

into additional dwelling units within one and two family dwellings. These requirements shall supersede the requirements found in the California Residential Code, Section R313.2 et al.

Fire sprinkler systems shall be installed in new manufactured homes (HS Sections 18007 and 18009), and new multifamily manufactured homes with two dwelling units (HS 18008.7) in accordance with Title 25 of the California Code of Regulations.

Exceptions:

1. Existing Group R-3 occupancies converted to Group R-3.1 occupancies not housing bedridden clients, not housing non-ambulatory clients above the first floor, and not housing clients above the second floor.

2. Existing Group R-3 occupancies converted to Group R-3.1 occupancies Housing only one bedridden client and complying with Section 435.8.3.3 of the California Building Code.

3. Pursuant to Health and Safety Code, Section 13113, occupancies housing ambulatory children only, none of whom are mentally ill children or children with intellectual disabilities, and the buildings or portions thereof in which such children are housed are not more than two stories in height, and buildings or portions thereof housing such children have an automatic fire alarm system activated by approved smoke detectors.

4. Pursuant to Health and Safety Code, Section 13143.6, occupancies licensed for protective social care which house ambulatory clients only, none of

whom is a child (under the age of 18 years), or who is elderly (65 years of age or over).

Group R-2.1 occupancies shall be protected with an automatic sprinkler system in accordance with 903.3.1.1.

An automatic sprinkler system designed in accordance with 903.3.1.3 shall not be utilized in Group R-2.1 or R-4 occupancies.

SECTION 10-50903.2.8.1.1 GROUP R ATTIC, OVERHEAD, AND ABOVE CEILING STORAGE ROOMS.

903.2.8.1.1 *Group R attic, overhead and above ceiling storage rooms.*

When an automatic sprinkler system is, or has been, required by other provisions of this code, or the California Residential Code, for a Group R occupancy, and the building is constructed of Type V construction, the sprinkler system shall be extended into all attic, overhead, or above ceiling storage rooms.

SECTION 10-50903.2.8.1.2 GROUP R GARAGE STORAGE ROOMS

903.2.8.2 *Group R Garage Storage Rooms.*

When an automatic sprinkler system is, or has been, required by other provisions of this code, or the California Residential Code, for a Group R occupancy, and the building is constructed of Type V construction, the sprinkler system shall be extended into all garage storage rooms.

903.3.5.2. *Residential Combination Services.* A single combination water supply shall be allowed only when approved by the fire code official.

SECTION 10-50903.3.1. INSTALLATION REQUIREMENTS.

903.3.1. *Standards.* Sprinkler systems shall be designed and installed in accordance with Sections 903.3.1.1, 903.3.1.2, and 903.3.1.3 and other chapters of this code, as applicable. Automatic fire sprinklers or fire sprinkler systems not required by the California Fire or Building Codes may be of any type approved by the fire code official.

903.3.1.1. *NFPA 13 Sprinkler Systems.* Where the provisions of this Code require that a building or portion thereof be equipped throughout with an automatic sprinkler system in accordance with this section, sprinklers shall be installed throughout in accordance with NFPA 13 as amended in Chapter 80 except as provided for in sections 903.3.1.1.1 through 903.3.1.1.4.

903.3.1.1.2. *Bathrooms.* In Group R occupancies, other than Group R-4 occupancies, sprinklers, installed per NFPA 13 or NFPA 13R, shall not be required in bathrooms that do not exceed 55 square feet (5 m²) in area and are located within individual dwelling units or sleeping units, provided that walls and ceilings, including the walls and ceilings behind a shower enclosure or tub, are of noncombustible or limited-combustible materials with a 15-minute thermal barrier rating.

Exception:

1. Group R occupancies where fire sprinklers are, or were, used as a substitution for any other California Building Code requirements.

903.3.1.1.3. *Closets.* In Group R occupancies, other than Group R-4 occupancies, sprinklers installed per NFPA 13 or NFPA 13R, shall not be

required in closets that do not exceed 12 square feet (5 m²) in area and are located within individual dwelling units or sleeping units, provided that walls and ceilings are of noncombustible or limited-combustible materials with a 15-minute thermal barrier rating.

Exception:

1. Group R occupancies where fire sprinklers are, or were, used as a substitution for any other California Building Code requirements.

903.3.1.1.4. *Group R Mixed Occupancy Buildings.* Mixed occupancy buildings containing Group R occupancies shall be provided with automatic sprinkler systems in accordance with Section 903.3.1.1. The R-2 or R-3 residential portion of a mixed occupancy building shall be provided with fire sprinkler piping and control valves arranged so that the automatic sprinkler system can remain in service independent of non-residential occupancies.

Exceptions:

1. Mixed occupancy buildings where a vertical fire barrier with no openings is provided in accordance with California Building Code, Section 707 separating the R occupancy from other uses may have automatic sprinkler systems installed in the residential portion in accordance with Sections 903.3.1.2 or 903.3.1.3 as applicable. Separate control valves shall be installed as indicated above unless otherwise approved by the fire code official.

2. Group R-1 or R-2 occupancies with accessory occupancy groups that do not require installation of fire sprinklers by Section 903.2.

903.3.1.1.5. *Joint Live Work Units Quarters.* Where joint live/work residential dwelling units are constructed in accordance with Fresno Municipal Code, Chapter 11, Article 7, automatic sprinkler systems shall be designed in accordance with Section 903.3.1.1.

903.3.1.2. *NFPA 13R Sprinkler Systems.* Automatic sprinkler systems in Group R occupancies up to and including three stories in height above grade plane shall be permitted to be installed throughout in accordance with NFPA 13R as amended in Chapter 80 except where prohibited in Sections 903.3.1.1.4 and 903.3.1.1.5

903.3.1.2.1. *Balconies, Decks, Entryways, and Patios.* Sprinkler protection shall be provided for exterior balconies, decks, ground floor patios, and entryways (enclosed on two or more sides) of dwellings, dwelling units, and sleeping units where either of the following conditions exists:

1. The building is of Type V construction, provided there is a roof or deck above.

2. Exterior balconies, decks and ground floor patios of dwellings, dwelling units, and sleeping units are constructed in accordance with Section 705.2.3.1, Exception 3 of the California Building Code.

Sidewall sprinklers that are used to protect such areas shall be permitted to be located such that their deflectors are within 1 inch (25 mm) to 6 inches (152 mm) below the structural members and a maximum distance of 14 inches (356

mm) below the deck of the exterior balconies, decks, and entryways that are constructed of open wood joist construction.

903.3.1.2.3 *Attics*. Attic protection shall be provided as follows:

1. Attics that are used or intended for living purposes or storage shall be protected by an automatic sprinkler system.

2. Where fuel-fired equipment is installed in an unsprinklered attic, not fewer than one quick-response intermediate temperature sprinkler shall be installed above the equipment.

3. Where located in a building of Type III, Type IV, or Type V construction designed in accordance with Section 510.2 or 510.4 of the California Building Code, attics not required by Item 1 to have sprinklers shall comply with one of the following if the roof assembly is located more than 30 feet above the lowest level of required fire department vehicle access:

3.1. Provide automatic sprinkler system protection.

3.2. Construct the attic using noncombustible materials.

3.3. Construct the attic using fire retardant-treated wood complying with Section 2303.2 of the California Building Code.

3.4. Fill the attic with noncombustible insulation.

4. Group R-4, Condition 2 occupancy attics not required by Item 1 to have sprinklers shall comply with one of the following:

4.1. Provide automatic sprinkler system protection.

4.2. Provide a heat detection system throughout the attic that is arranged to activate the building fire alarm system.

4.3. Construct the attic using noncombustible materials.

4.4. Construct the attic using fire-retardant-treated wood complying with Section 2303.2 of the California Building Code.

4.5. Fill the attic with noncombustible insulation.

SECTION 10-50903.3.5.2. RESIDENTIAL COMBINATION SERVICES.

903.3.5.2. *Residential Combination Services.* A single combination water supply shall be allowed only when approved by the fire code official.

SECTION 10-50903.3.9. FLOOR CONTROL VALVES.

903.3.9. *Floor Control Valves.* Floor control valves and water flow detection shall be provided in accordance with Section 903.4.3.

SECTION 10-50903.4.3. FLOOR CONTROL VALVES.

903.4.3. *Floor Control Valves.* Approved supervised indicating control valves and water flow switches shall be provided at the point of connection to the riser on each floor in buildings with three or more levels or where the floor level of the highest story is located more than 30 feet above the lowest level of fire department vehicle access. The building fire alarm, dedicated function fire alarm system, and/or remote annunciator panel shall be provided at an approved location, readily accessible to the fire department and shall indicate the floor of activation of these devices.

Exception: NFPA 13R and 13D systems.

SECTION 10-50903.6. WHERE REQUIRED IN EXISTING BUILDINGS AND STRUCTURES.

903.6 *Where required in Existing Buildings and Structures.* An automatic sprinkler system or other approved automatic fire extinguishing system shall be provided in existing buildings and structures, including R-3 occupancies, in those circumstances described in this Section and where required in Chapter 11. Installation requirements shall be as set forth for new buildings by Sections 903.2 through 903.2.10, and where applicable, the California Residential Code.

1. Building Additions. When additions exceed 25% of the existing building square footage and the total proposed building area is 5,000 square feet or larger, an approved automatic sprinkler system shall be installed throughout the building. The 25% threshold shall be cumulative over the life of the building.

Exception: Building additions of entirely non-combustible construction and non-combustible uses such as covered pedestrian walkways.

2. One and Two Family Dwelling Relocations. When an existing one or two family dwelling is relocated an approved an approved automatic sprinkler system shall be installed throughout the building in accordance with 903.3.1.3. This requirement shall supersede any exception found in the California Residential Code.

3. One and Two Family Dwelling Remodels. When an existing one or two family dwelling is remodeled, altered or modified, and the

aggregate amount of covering (See section 202) removed exceeds 250 square feet of area, an approved automatic sprinkler system shall be installed throughout the building in accordance with 903.3.1.3. Building and sprinkler plans submitted to the City for one and two family dwelling remodels shall clearly note the aggregate amount of covering to be removed on the plans. This requirement shall supersede any exception found in the California Residential Code.

4. Change of Occupancy or Use. In existing buildings 5,000 square feet or larger, when a Change of Occupancy or use in accordance with the California Building Code is made and the proposed new occupancy or use is more hazardous to life and safety than the existing occupancy or use, an approved automatic fire extinguishing system shall be installed throughout the building. The determination of a more hazardous use or occupancy shall be made in accordance with Fire Department Policy. See policy 402.005.

Exceptions:

(a) If the area in which the Change of Occupancy or use occurs is less than 25% of the actual floor area of the existing building and the area of the new occupancy is 4,999 square feet or less, and an automatic fire extinguishing system is not required based on occupancy by Section 903, an automatic fire sprinkler or extinguishing system is not required for any portion of the building. The 25% limit is cumulative over the life of the building.

(b) If the area in which the Change of Occupancy or use occurs exceeds 25% but is less than 50% of the actual floor area of the existing building, only that portion of the building changing occupancy is required to have an approved automatic fire extinguishing system installed. An approved fire separation shall be required between portions of the building equipped with an automatic fire extinguishing system and those portions without.

(c) If individual or cumulative Changes of Occupancy, or use exceeds 50% of the overall floor area of the existing building, then the entire building shall have an approved automatic fire extinguishing system installed throughout.

5. Fire Damage Repairs. An approved automatic sprinkler system shall be installed as a condition of a fire damage repair building permit as follows:

(a) When a fire occurs in any existing occupancy, including R-3 occupancies, and one and two family dwelling units, and the building permit repair costs exceed 25% of the current building valuation, an automatic sprinkler system shall be installed throughout the building as required for a new building in Section 903 or R313.

(b) When a fire occurs in any R occupancy, and one and two family dwelling units, and building permit fire repair costs in the kitchen area of the dwelling unit(s) exceeds \$1,000, a single fire

sprinkler head or other approved automatic extinguishing system shall be installed in the kitchen per Fire Department Policy.

(c) Fire damage repair costs and building valuation shall be determined by the Building Official based on the current ICC Building Valuation Tables in use by the Development and Resource Management Department at the time of the issuance of the fire damage repair permit.

6. R-2 Condominium Conversions. Existing R-1 or R-2 buildings proposed for conversion to condominiums shall have an approved automatic sprinkler system installed throughout as a condition of approval.

7. R-1 to R-2 Conversions. Existing R-1 buildings proposed for conversion to R-2 shall have an approved automatic sprinkler system installed throughout as a condition of approval.

8. A-1 and A-2 Occupancies. In existing A-1 and A-2 occupancies an approved automatic sprinkler system shall be installed throughout the entire building as a condition of any building permit where the permit cost is one-thousand (\$1,000) or more.

Exception: Building permits issued exclusively for mechanical systems, plumbing systems, electrical systems and re-roofing only.

SECTION 10-50907.1.2. Fire Alarm Shop Drawings.

907.1.2. *Fire alarm shop drawings.* Shop drawings for fire alarm systems shall be prepared in accordance with NFPA 72 and submitted for review and approval prior to system installation. All plans and shop drawings shall use the symbols identified in NFPA 170, Standard for Fire Safety and Emergency Symbols.

SECTION 10-50908.8 EMERGENCY ALARM SYSTEM INTERCONNECTION

908.4 *Emergency alarm system interconnection.* Where an emergency alarm system is required by this section and a building fire alarm is installed, the emergency alarm system shall be interconnected with, and supervised by, the building fire alarm system.

SECTION 10-50912.2.3. ADDRESS IDENTIFICATION.

912.2.2.3. *Address Identification.* For new and existing buildings, the fire code official is authorized to require approved address or building area identification signage as needed to readily determine the building or area of a building protected by fire department connections.

SECTION 10-50916.11.4 GAS DETECTION SYSTEMS

916.10 *Fire alarm system connections.* Where a gas sensor or gas detection system is required and a building fire alarm is installed, gas sensors and gas detection systems shall be interconnected with, and supervised by, the building fire alarm system. The interconnection shall be in accordance with the fire alarm equipment manufacturer's instructions.

MEANS OF EGRESS

SECTION 10-51025.1. GENERAL.

1025.1 *General.* Approved luminous egress path markings delineating the exit path shall be provided in all new buildings three or more stories above grade or below grade in accordance with Sections 1025.1 through 1025.5.

Exceptions:

1. Luminous egress path markings shall not be required on the level of exit discharge in lobbies that serve as part of the exit path in accordance with Section 1028.1, Exception 1.

2. R-3 occupancies.

1025.1.1. *Existing Buildings.* Existing Group R-1, R-2, I, and E buildings with three or more stories above or below the level of exit discharge and all buildings over three stories above or three or more stories below the level of exit discharge shall be retrofitted with luminous exit path markings in enclosed stairways and associated exit pathways to the exterior no later than January 1, 2012. Exceptions 1 and 2 above are applicable to retrofit requirements. Buildings subject to these retrofit provisions may use the Fresno Fire Department "Uniform Standard for Photoluminescent Exit Path Markings" or California Fire Code, Sections 1025.2 through 1025.5 as an installation standard. Stairway exit path markings in existence at the time of the initial effective date of Ordinance No. 2007-27 adopted on March 20, 2007, may continue to exist as installed subject to the approval of the fire code official.

1025.6 *Maintenance of luminous egress path markings.* Luminous egress path markings required in this section shall be maintained in accordance with Sections 1025.1 through 1025.5 and Fire Department Policy as applicable.

CONSTRUCTION REQUIREMENTS FOR EXISTING BUILDINGS

SECTION 10-51103.5.1. SPRINKLER SYSTEMS.

1103.5.1 Group A-2. Where alcoholic beverages are consumed in a Group A-2 occupancy having an occupant load of 300 or more, the fire area containing the Group A-2 occupancy shall be equipped with an automatic sprinkler system in accordance with Section 903.3.1.1, prior to January 1, 2023.

SECTION 10-51104.7.7. DOOR SWING.

1104.7.7. *Door Swing.* When, in the opinion of the fire code official, it is essential for public safety in any existing building or occupancy, because of the number of persons served, or the nature of the operation, an owner, agent or lessee shall install doors that swing in the direction of egress travel, as required and approved when such places are open to the public, or when such operation is being conducted.

SECTION 10-51104.7.8. DOOR HARDWARE.

1104.7.8. *Door Hardware.* When, in the opinion of the fire code official, it is essential for public safety in any existing building or occupancy, because of the number of persons served, or the nature of the operation, an owner, agent or lessee shall provide and maintain panic or fire exit hardware, as required and approved when such places are open to the public, or when such operation is being conducted.

ENERGY SYSTEMS

SECTION 10-501204.1. SOLAR PHOTOVOLTAIC POWER SYSTEMS.

1204.1 Solar photovoltaic power systems. Solar photovoltaic power systems shall be installed in accordance with Sections 1204.2 through 1204.5, the California Building Code, or the California Residential Code as amended, California Electrical Code, and the Fresno Municipal Code, including for one and two family dwellings.

1204.2.1.1 Pathways to ridge. Not fewer than two 36-inch-wide (914 mm) pathways on separate roof planes, from lowest roof edge to ridge, shall be provided on all buildings. Not fewer than one pathway shall be provided on the street or driveway side of the roof. For each roof plane with a photovoltaic array, not fewer than one 36-inch-wide (914 mm) pathway from lowest roof edge to ridge shall be provided on the same roof plane as the photovoltaic array, on an adjacent roof plane.

1204.2.1.2 Setback at ridge. All photovoltaic arrays shall have a minimum 36 in. (914 mm) wide setback on both sides of a horizontal ridge.

1204.2.1.3 Deleted and Reserved.

1204.5.1.2 Location. The rapid shutdown label in Section 1204.5.1 shall be located in an approved location, not greater than 1 foot from the service disconnecting means to which the photovoltaic systems are connected, and shall indicate the location of all identified rapid shut down

switches if not all the same location. All disconnecting equipment labeling shall be placed in a location that is plainly visible to approaching fire department personnel. Labeling shall be reflective and be of sufficient durability to withstand the environment involved, and shall be maintained.

1204.5.1.3 Disconnecting Equipment. All photovoltaic solar power system disconnecting means, including rapid shutdown equipment, shall be indicating, of an approved size and type, and shall be placed in an approved position that is plainly visible to approaching fire department personnel.

1204.5.3 Rapid shutdown switch. A rapid shutdown switch shall have a label located in an approved location, not greater than 1 foot from the switch, and the labeling shall be placed in a location that is plainly visible to approaching fire department personnel. Labeling shall be reflective and be of sufficient durability to withstand the environment involved, and shall be maintained. The labeling shall state the following:

RAPID SHUTDOWN SWITCH

FOR SOLAR PV SYSTEM

**MOTOR FUEL-DISPENSING FACILITIES AND REPAIR
GARAGES**

SECTION 10-52306.2.3. ABOVE-GROUND TANKS LOCATED
OUTSIDE OF BUILDINGS, ABOVE GRADE.

1. Above-ground tanks used for outdoor, above-grade storage of Class I and II liquids shall be listed and labeled as protected above-ground tanks

in accordance with UL 2085 and shall be in accordance with Chapter 57. Such tanks shall be located in accordance with Table 2306.2.3.

2. Above-ground tanks used for outdoor, above-grade storage of Class III-A liquids are allowed to be protected above-ground tanks, or when approved by the fire code official, other above-ground tanks that comply with Chapter 57. Tank locations shall be in accordance with Table 2306.2.3.

3. Tanks containing fuels shall not exceed 12,000 gallons (45 420 L) in individual capacity or 48,000 gallons (181 680 L) in aggregate capacity. Installations with the maximum allowable aggregate capacity shall be separated from other such installations by not less than 100 feet (30 480 mm).

4. Tanks located at farms, construction projects, or rural areas shall comply with Section 5706.2 (et. al.).

4. 5. Above-ground tanks used for outdoor, above-grade storage of Class III-B liquid motor fuel shall be listed and labeled in accordance with UL 142 or listed and labeled as protected above-ground tanks in accordance with UL 2085 and shall be installed in accordance with Chapter 57. Tank locations shall be in accordance with Table 2306.2.3.

FLAMMABLE FINISHES

SECTION 10-52401.1.2. LOCATION.

2401.1.2. *Location.* Locations or areas used for any of the operations noted in 2401.1 shall be located in accordance with Chapter 11 and Chapter 12 of the Fresno Municipal Code, and the associated policies of the respective regulatory agencies or departments.

RECYCLING AND WASTE HANDLING FACILITIES

SECTION 10-52811.1. SCOPE.

2811.1. *Scope.* The storage, manufacturing, processing or handling of wood by-products, recycled materials, industrial waste, and other similar materials not otherwise regulated by this code shall be in accordance with this section and Fire Department Policy. The title of this Section shall be "RECYCLING AND WASTE HANDLING FACILITIES."

SECTION 10-52811.2. STORAGE SITE.

2811.2. *Storage Site.* Storage, manufacturing, processing or handling sites shall be level and on solid ground, elevated soil lifts or other all-weather surface. Sites shall be thoroughly cleaned before transferring regulated products to the site.

SECTION 10-52811.3. SIZE OF PILES.

2811.3. *Size of Piles.* Piles shall not exceed 20 feet (6.1 m) in height, 50 feet (15.2 m) in width and 250 feet (76.2 m) in length. Piles shall be separated from adjacent piles or other exposures (including, but not limited to, property lines, other storage, and buildings) by means of fire department access roadways. A 120 foot (36.6 m) by 90 foot (27.5 m) area shall be maintained available for use by the fire department for interim storage of pile breakdown material during fire suppression activities.

Exception: The fire code official is authorized to allow the pile size to be increased where a fire protection plan has been approved and additional fire protection is provided in

accordance with Chapter 9. The increase shall be based on the capabilities of the system installed and the features of the system.

The fire protection plan shall include, but is not limited to, the following:

1. Storage yard areas and materials-handling equipment selection, design and arrangement shall be based upon sound fire prevention and protection principles.

2. Factors that lead to spontaneous heating shall be identified in the plan, and control of the various factors shall be identified and implemented, including provisions for monitoring the internal condition of the pile.

3. The plan shall include means for early fire detection and reporting to the public fire department; and facilities needed by the fire department for fire extinguishment including a water supply and fire hydrants.

4. Fire apparatus access roads around the piles and access roads to the top of the piles shall be established, identified and maintained.

5. Regular yard inspections by trained personnel shall be included as part of an effective fire prevention maintenance program.

Additional fire protection called for in the plan shall be provided and shall be installed in accordance with this code.

SECTION 10-52811.4 PILE FIRE PROTECTION WATER SUPPLY.

2811.4. *Pile Fire Protection Water Supply.* An approved water supply for firefighting purposes shall be provided in accordance with Section 507.

SECTION 10-52810.5 SECURITY.

2811.5. *Security.* Site pile areas shall be surrounded with an approved fence. Fences shall be not less than 6 feet (1829 mm) in height.

SECTION 10-52811.6. PILE SEPARATION.

2811.6. *Pile Separation.* Piles shall be separated from adjacent piles or other exposures (including but not limited to, property lines, other storage, and buildings) by means of fire department access roads.

SECTION 10-52811.7. PILE FIRE PROTECTION.

2811.7. *Pile Fire Protection.* Automatic sprinkler protection shall be provided in conveyor tunnels and combustible enclosures that pass under a pile. Combustible or enclosed conveyor systems shall be protected by automatic sprinkler protection.

SECTION 10-52811.8. FIRE EXTINGUISHERS

2811.8. *Fire extinguishers.* Portable fire extinguishers complying with Section 906 and with a minimum rating of 4-A60-B:C shall be provided on all vehicles and equipment operating on piles and at all processing equipment.

SECTION 10-52811.9. EXTERIOR STORAGE OF RECYCLED MATERIALS, INDUSTRIAL WASTE, AND IDLE PALLETS.

2811.9. *Exterior Storage of Recycled Materials, Industrial Waste, and Idle Pallets.* For exterior storage of recycled material, industrial waste and idle pallets, see Section 10-50315.4.3 and Fire Department Policy.

FIREWORKS AND EXPLOSIVES

SECTION 10-55602. FIREWORKS ORDINANCE.

5602.1. *Short Title.* This Section shall be known and cited as the "Fireworks Ordinance." When used, "this Section" means the Fireworks Ordinance.

5602.2. *Findings and Intent.*

(a) This Section governs the imposition, enforcement, collection and administrative review of all administrative fines related to: the possession, use, storage, sale and/or display of those fireworks classified as dangerous fireworks in California Health and Safety Code, Section 12505 et seq. or the possession, use, storage, sale and/or display of Safe and Sane fireworks on or at dates, times, and/or locations other than those permitted by this Section. The administrative fines are imposed under authority of Government Code, Section 53069.4; Health and Safety Code, Section 12557; and, the police power of the City of Fresno.

(b) The issuance of an administrative citation to any person constitutes but one remedy of the City to redress violations of this Section. By adopting this Section, the City does not intend to limit its authority to

employ any other remedy, civil or criminal, to redress any violation of this Section which the City may otherwise pursue.

(c) The imposition of administrative fines under this Section shall be limited to persons who possess, use, sell and/or display, or the seizure of 25 pounds or less of dangerous fireworks or persons who possess, use, sell and/or display Safe and Sane fireworks on or at the dates, times, and/ or locations other than those permitted by this Section.

(d) Administrative fines collected pursuant to this Section shall not be subject to Health and Safety Code, Section 12706. The administrative fines collected shall be allocated in compliance with Health and Safety Code, Section 12557, which requires the City to provide cost reimbursement to the California State Fire Marshal for reimbursement of costs, including, but not limited to transportation, and disposal. Regulations are to be adopted by the California State Fire Marshal setting forth this allocation. Unless and until such regulations have been adopted by the State of California, the City shall hold in trust a \$250.00 fee in addition to any fine collected to cover the reimbursement to the California State Fire Marshal for the cost of transportation and disposal of the dangerous fireworks. This fee is non-refundable.

(e) Due to the serious threat of fire or injury posed by the use of dangerous fireworks or Safe and Sane fireworks on or at dates, times, and/or locations other than those permitted by this Section, this Section imposes strict civil liability upon the owners of residential real property for

all violations of this Section existing on that property. Each contiguous use, display, and/or possession shall constitute a separate violation and shall be subject to a separate administrative fine.

(f) The fire code official (or designee) may seek cost recovery for any costs imposed on the Fire Department due to negligence, an intentional wrongful act, carelessness, or malice as set forth in Fresno Municipal Code, Chapter 1, Article 5, Section 10-50109.5 of this Code, and the Master Fee Schedule.

(g) This section shall not apply to the public display of fireworks in accordance with Section 5608.

(h) This section shall not apply to the storage and handling of Safe and Sane fireworks in accordance with the California Building Code for Class 1.4G fireworks.

5602.3. *Definitions.*

(a) "Dangerous fireworks" shall include any items or materials listed as such in California Health and Safety Code, Section 12505.

(b) "Eligible organizations" means an organization or corporation, which has met all of the following criteria continuously for a minimum of one year preceding the filing of the application for a permit to display for sale or sell Safe and Sane fireworks.

(i) The organization and/or corporation must be a duly organized non-profit and tax-exempt charitable, religious, civic, patriotic, or community service organization or corporation with a

current and valid 26 U.S.C. Section 501(c)(3)(19) tax exemption from the Internal Revenue Service.

(ii) The organization must be headquartered within and clearly affiliated or identified with the City of Fresno.

(iii) The organization must be one which provides direct and regular community services and benefits to the citizens of the City of Fresno.

(iv) The organization must hold its regularly scheduled meetings within the City of Fresno.

(c) "Exempt fireworks" means any special item containing pyrotechnic compositions which the California State Fire Marshal, with the advice of the State Fire Advisory Board, has investigated and determined to be limited to industrial, commercial, and agricultural use, or religious ceremonies when authorized by a permit granted by the authority having jurisdiction.

(d) "Fireworks" means any device containing chemical elements and chemical compounds capable of burning independently of the oxygen of the atmosphere and producing audible, visual, mechanical, or thermal effects which are useful as pyrotechnic devices or for entertainment. These items include, but are not limited to:

(i) Devices designated by the manufacturer as fireworks.

(ii) Torpedoes, skyrocketes, roman candles, rockets, Daygo bombs, sparklers, party poppers, paper caps, chasers, fountains, smoke sparks, aerial bombs, and fireworks kits.

(e) "Ineligible organizations" means an organization or corporation, which holds a permit to display for sale or sell Safe and Sane fireworks in the North Central Fire Protection District, Fig Garden Fire Protection District or County of Fresno area which is serviced by the City of Fresno Fire Department. It shall be the duty of the permit applicant to inform the Fresno Fire Department of any other permits held by the organization in any of the areas noted above.

(f) "Safe and Sane fireworks" means any fireworks which do not come within the definition of "dangerous fireworks" or "exempt fireworks." All Safe and Sane fireworks shall be labeled with the Safe and Sane fireworks seal as authorized by the California State Fire Marshal.

SECTION 55602.4. GENERAL PROHIBITION AGAINST POSSESSION, SALE, USE AND/OR DISPLAY OF FIREWORKS.

5602.4. *General Prohibition Against Possession, Sale, Use and/or Display of Fireworks.* Except as otherwise provided in this Section, no person shall possess, sell, use, display, explode or discharge any fireworks within the City of Fresno.

5602.5. *Safe and Sane Fireworks: Exceptions.*

(a) The sale and/or display of Safe and Sane Fireworks shall be permitted only during that period beginning at noon on June 28 and ending at noon on July 6 of the same year.

(b) Safe and Sane fireworks shall not be sold to any person under the age of sixteen (16).

(c) The use and discharge of Safe and Sane fireworks within the City of Fresno is permitted 365 days a year, between the hours of 7:00 a.m. and 10:00 p.m., except for the period of June 28 to July 6 when use and discharge will be allowed between the hours of 7:00 a.m. and 12:00 a.m.

5602.6. Safe and Sane Fireworks Permits: Permits Required.

(a) It is unlawful for any person to sell Safe and Sane fireworks within the City of Fresno without a permit issued by the fire code official (or designee).

(b) The fire code official is authorized to promulgate administrative rules and procedures necessary for the successful and effective implementation of this Section including rules and procedures governing the submission of applications for permits to sell Safe and Sane fireworks, inspections of fireworks stands, operation of fireworks stands, and such regulations relating to the sale of Safe and Sane fireworks as may be necessary for the protection of life and property.

(c) The fire code official (or designee) shall be responsible for reviewing applications for permits to sell Safe and Sane fireworks.

5602.7. *Safe and Sane Fireworks: Applications.*

(a) All organizations or corporations interested in obtaining a permit to sell Safe and Sane fireworks shall submit an application to the fire department on forms provided by the fire department. There is a non-refundable application fee established by resolution of the City Council and set forth in the Master Fee Schedule. This application fee shall be in addition to any fee or tax imposed by any other chapter or article of the Fresno Municipal Code.

(b) The fire code official (or designee) shall designate the time period when applications will be accepted.

(c) No organization shall submit more than one application. Submittal of more than one application shall be grounds for denial of all applications submitted by that organization.

(d) There shall be allowed a maximum of one fireworks stand for every five thousand (5,000) population in the City. A maximum of fifty new stands will be issued permits on an alternating two-year cycle.

(e) Participants are selected by lottery, which shall take place at a time and location determined by the fire code official (or designee).

(f) The newly selected participants, as well as the previous year's participants, shall submit additional information as required by the fire department which shall be reviewed prior to issuance of any permits to sell Safe and Sane fireworks for the upcoming fireworks season.

5602.8. *Safe and Sane Fireworks: Issuance of Permits.*

(a) No permit to sell Safe and Sane fireworks shall be issued to any organization except non-profit and tax-exempt organizations or corporations organized primarily for charitable, religious, civic, patriotic, or community service as defined in Section 10-55602.3(b).

(b) Upon notification that the organization has been selected by lottery to participate in the upcoming fireworks season, each organization shall provide additional information as required by the fire department including, but not limited to:

(i) A non-refundable fee established by resolution of the City Council and set forth in the Master Fee Schedule. This fee shall be in addition to any fee or tax imposed by any other chapter or article of the Fresno Municipal Code.

(ii) An executed Indemnification and Hold Harmless Agreement as required by the City's Risk Manager or the Risk Manager's designee.

(iii) Throughout the life of the permit, the applicant shall pay for and maintain in full force and effect policies of insurance as required by the City's Risk Manager or Risk Manager's designee. The policies of insurance shall name the City, its officers, officials, agents, employees and authorized volunteers as additional insured. The applicant shall submit proof of insurance in a manner authorized by the City's Risk Manager or Risk Manager's designee.

(iv) Other information as may be required by the fire department pursuant to administrative rules and procedures promulgated by the fire code official pursuant to Section 10-5502.6(b).

(c) Permits shall be issued upon review of all information submitted by the organization and inspection and approval of the organization's temporary fireworks stand.

(d) No permit shall be issued to an ineligible organization. In the event that a permit is issued to an ineligible organization, the permit shall be revoked immediately and shall be considered invalid. The ineligible organization shall cease the display and sales of Safe and Sane fireworks immediately.

5602.9. *Safe and Sane Fireworks: Operator Safety Seminar.* Each year, one or more representatives from each organization that is granted a permit to sell or display fireworks shall attend a stand operator safety seminar conducted by the City of Fresno Fire Department or the fireworks industry. Failure of an organization to have a responsible individual attend the seminar shall result in the revocation of the permit.

5602.10. *Revocation of Permits.* The fire code official (or designee) may revoke the permit of any organization that violates the provisions of this Section or any rules or regulations promulgated pursuant to Section 10-53302.6(b). Notice of revocation shall be made in writing by the fire department to the organization. The fire code official (or designee) may reinstate a permit upon

proof that the permit holder is in compliance with all provisions and rules pertaining to this Section.

5602.11. *Administrative Fines.* In addition to any other remedy available at law, any person or entity who possesses, uses, stores, sells and/or displays dangerous fireworks or any person or entity who possesses, uses, sells and/or displays Safe and Sane fireworks on or at dates, times, or locations other than those permitted by this Section are subject to an administrative fine of not less than one-thousand dollars (\$1,000.00).

5602.12. *Seizure of Fireworks.* The fire code official (or designee) shall seize, take, 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 Section. Such seizure shall be subject to cost recovery in accordance with Section 109.5.

5602.13. *Appeals.*

(a) A citation issued for failure to comply with the provisions of this Section shall be appealed pursuant to Fresno Municipal Code, Chapter 1, Article 4.

(b) The denial of an application for a fireworks permit shall be appealed pursuant to Fresno Municipal Code, Chapter 1, Article 4. If no appeal is filed within the time prescribed, the action of the fire code official (or designee) shall be final.

(c) A minor and the parent(s) or guardian(s) having custody and control of said minor, are jointly and severally liable to the City for any

administrative citation and/or penalty issued for failure to comply with the provisions of this Section.

(d) The administrative citation penalty may become a special assessment or a lien against the property of any person who is issued a citation for violation of the provisions of this Section. This shall include the property of a minor who is issued a citation and/or the property of the parent(s) or guardian(s) having custody and control of the minor or private property owner that allows the illegal use or storage on their property. The procedures set forth in Section 1-506 shall be followed for the imposition of a special assessment or lien.

SECTION 10-55603. PROHIBITION OF EXPLOSIVES.

5603. *Prohibition of Explosives.* The possession, storage, use and handling of explosives are prohibited within the limits established by law.

Exception: Storage and sale of small arms ammunition, small arms primers, smokeless powder and black sporting powder in accordance with Title 19, Chapter 10, Article 12 of the California Code of Regulations and Section 307 of the California Building Code.

FLAMMABLE AND COMBUSTIBLE LIQUIDS

SECTION 10-55704.2.9.6.1. LOCATIONS WHERE ABOVE-GROUND TANKS ARE PROHIBITED.

5704.2.9.6.1. *Locations Where Above-Ground Tanks Are Prohibited.* Storage of Class I and II liquids in above-ground tanks outside of buildings shall

be in accordance with the protected above-ground tank provisions of Section 2306.2.3.

Exceptions:

1. Bulk plants and terminals.
2. Refineries.
3. Standby generators with integral base tanks for Class II liquids when installed per Fire Department Policy and approved by the fire code official (or designee).
4. For above-ground tanks at farms and construction sites, see FMC 10-55706.2.

SECTION 10-55704.3.5.1. BASEMENT STORAGE.

5704.3.5.1. *Basement Storage.* Class I liquids shall not be stored in basements. Class II and IIIA liquids shall be allowed to be stored in basements, provided that automatic fire suppression and other fire protection are provided in accordance with Chapter 9.

SECTION 10-55706.2.4. PERMANENT AND TEMPORARY TANKS.

5706.2.4. *Permanent and Temporary Tanks.* The aggregate capacity of permanent and temporary above-ground tanks containing Class I and II liquids shall not exceed 1,100 gallons (4163.9L). Tanks shall be constructed in accordance with Section 5704.2 (et. al).

Exception: Protected above-ground tanks meeting the requirements of Section 2306.2.3.

LIQUIFIED PETROLEUM GASES

SECTION 10-56101.3. CONSTRUCTION DOCUMENTS.

6101.3. *Construction Documents.* Where a single LP-gas container or the aggregate of LP-gas containers is more than 125 gallons in water capacity, the installer shall submit construction documents for such installation.

APPENDIX B

FIRE-FLOW REQUIREMENTS FOR BUILDINGS

SECTION 10-50B103.4 ADDITIONAL MODIFICATIONS.

B103.4 *Additional Modifications.* The fire chief is authorized to make additional modifications to fire-flow requirements for any building, or group of buildings, provided the modifications meet the intent of this code and are supported by the water system capability of the water purveyor. This section does not permit, and shall not be used for, waiving provisions of this code for required fire flow.

APPENDIX C

FIRE HYDRANT LOCATIONS AND DISTRIBUTION

SECTION 10-50C103.4 ADDITIONAL MODIFICATIONS.

C103.4 *Additional Modifications.* The fire chief is authorized to make additional modifications to the number of fire hydrants, fire hydrant spacing and fire hydrant location requirements, provided the modifications meet the intent of this code and are supported by the water distribution system. This section does not permit, and shall not be used for, waiving provisions of this code related to the number of fire hydrants, or fire hydrant spacing and location requirements.

(PART 2.5 2019 California Residential Code)

SECTION 10-5R313 AUTOMATIC FIRE SPRINKLER SYSTEMS.

R313.0 *Additional requirements.* The additional requirements found in Section 10-50903.2.8 Group R, and in Section 10-50903.6 Where required in existing buildings and structures, shall be considered part of this Code.

R313.1 *Townhouse automatic fire sprinkler systems.* An automatic residential fire sprinkler system shall be installed in townhouses.

SECTION 10-5R324 SOLAR ENERGY SYSTEMS.

R324.4 *Rooftop-mounted photovoltaic systems.* Rooftop-mounted photovoltaic panel systems installed on or above the roof covering shall be designed and installed in accordance with this section, the California Electrical Code, and Fresno Municipal Code Section 10-501204.1, et. al.

R324.5 *Building-integrated photovoltaic systems.* Building-integrated photovoltaic systems that serve as roof coverings shall be designed and installed in accordance with this section, Section R905, the California Electrical Code, and Fresno Municipal Code Section 10-501204.1, et. al.

(PART 8 2019 California Historic Building Code)

SECTION 10-58103. HISTORIC BUILDINGS.

8-103.3. *Liability.* Prevailing law regarding immunity of building and fire officials is unaffected by the use and enforcement of the CHBC.

8-104.4. *Local agency fees.* The City and any local agencies, when involved in the appeal, may also charge affected persons reasonable fees not to exceed the cost of obtaining reviews and appeals from the Board.

8-302.1. *Existing use.* The specific use or character of occupancy of a qualified historical building or property, or portion thereof, may be permitted to continue in use regardless of any period of time in which it may have remained unoccupied or in other uses, provided such building or property otherwise conforms to all applicable requirements of the CHBC.

8-302.2. *Change in occupancy.* The use or character of the occupancy of a qualified historical building or property may be changed from or returned to its historical use or character, provided the qualified historical building or property conforms to the requirements applicable to the new use or character of occupancy as set forth in the CHBC and Fresno Municipal Code sections 10-50903.1 through 10-50903.3.5.1.2. Such change in occupancy shall not mandate conformance with new construction requirements as set forth in regular code.

SECTION 4. If any section, subsection, sentence, clause, or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council of the City of Fresno hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, regardless if any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

* * * * *

STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, YVONNE SPENCE, City Clerk of the City of Fresno, certify that the foregoing ordinance was adopted by the Council of the City of Fresno, at a regular meeting held on the ____ day of _____ 2019.

AYES :
NOES :
ABSENT :
ABSTAIN :

Mayor Approval : _____, 2019
Mayor Approval/No Return: _____, 2019
Mayor Veto: _____, 2019
Council Override _____, 2019

YVONNE SPENCE, CRM MMC
City Clerk

BY: _____

Deputy

APPROVED AS TO FORM:
CITY ATTORNEY'S OFFICE

BY: _____
Brandon M. Collet Date
Senior Deputy City Attorney