



AGENDA of THE LAGUNA WOODS CITY COUNCIL

**Adjourned Regular Meeting
October 30, 2013
2:00 P.M.**

**Council Chambers
Laguna Woods City Hall
24264 El Toro Road
Laguna Woods, CA 92637**

AGENDA DESCRIPTION: The Agenda descriptions are intended to give notice, to members of the public, of a general summary of items of business to be transacted or discussed. The listed Recommended Action represents staff or a particular Committee's recommendation. The City Council may take any action, which it deems to be appropriate on the agenda item and is not limited in any way by the recommended action. Any person wishing to address the City Council on any matter, whether or not it appears on this agenda, is requested to complete a "Request to Speak" form available at the door. The completed form is to be submitted to the City Clerk prior to an individual being heard by the City Council. Whenever possible, lengthy testimony should be presented to the City Council in writing (8 copies) and only pertinent points presented orally. Requests to speak to items on the agenda shall be heard at the appropriate point on the agenda; requests to speak about subjects not on the agenda will be heard during the Public Comment section of the meeting.

I. CALL TO ORDER

II. FLAG SALUTE

III. ROLL CALL

COUNCILMEMBERS: ☐ Conners ☐ Hack ☐ Hatch
☐ Robbins, Mayor Pro Tem ☐ Ring, Mayor

IV. PRESENTATIONS

- 4.1 Orange County Grand Jury Member Recruitment – Natalie Miles

V. CITY COMMENDATIONS AND PROCLAMATIONS – None

VI. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered routine and will be enacted by one vote. There will be no separate discussion of these items unless Members of the City Council, the public, or staff request specific items be removed from the Consent Calendar for separate action.

- 6.1 Moulton Parkway Segment 3 Phase 1 Fire Department Connection Project – Notice of Completion

RECOMMENDED ACTION:

- A. Accept project completion of a contract with E.J. Meyer Company for the Moulton Parkway Segment 3 Phase 1 Fire Department Connection Project;
- B. Release contract retention in the amount of \$1,960.90 withheld per California Government Code 35 days following recordation of the Notice of Completion with the County of Orange; AND
- C. Exonerate project posted bonds 35 days following recordation of the Notice of Completion with the County of Orange.

- 6.2 Agreement for Climate Adaptation Plan Development Services

RECOMMENDED ACTION: Approve an agreement with PMC for climate adaptation plan development services; and authorize the City Manager to execute the agreement, subject to approval as to form by the City Attorney.

- 6.3 Bus Shelter Franchise Agreement Extension

RECOMMENDED ACTION: Approve an addendum to the bus shelter franchise agreement with Clear Channel Outdoor, Inc. that extends the term for three years, to December 31, 2016, and reduces the guaranteed minimum annual franchise payment of \$81,000 to \$40,000, and authorize the City

Manager to execute the addendum, subject to approval as to form by the City Attorney.

6.4 City Hall Storm Drain Improvements Project – Notice of Completion

RECOMMENDED ACTION:

- A. Accept project completion of a contract with Scorpion Backhoe, Inc. for the City Hall Storm Drain Improvements Project;
- B. Release contract retention in the amount of \$3,566.40 withheld per California Government Code 35 days following recordation of the Notice of Completion with the County of Orange; AND
- C. Exonerate project posted bonds 35 days following recordation of the Notice of Completion with the County of Orange.

VII. PUBLIC HEARINGS

7.1 2013 California Building Standards & Local Amendments

RECOMMENDED ACTION:

- A. Receive Staff Report;
- B. Open Public Hearing;
- C. Receive Public Comment;
- D. Close Public Hearing; AND
- E. Approve the introduction and first reading of an ordinance adopting 2013 California building standards and local amendments, entitled:

AN ORDINANCE OF THE CITY OF LAGUNA WOODS,
CALIFORNIA AMENDING TITLE 10 OF THE LAGUNA
WOODS MUNICIPAL CODE BY ADOPTING BUILDING
AND SAFETY ADMINISTRATIVE PROVISIONS, BY
REFERENCE THE 2013 EDITIONS OF THE CALIFORNIA

BUILDING, FIRE, RESIDENTIAL, PLUMBING, ELECTRICAL, MECHANICAL AND GREEN BUILDING STANDARDS CODES, AND RELATED MODEL AND UNIFORM CODES, WITH REFERENCE STANDARDS, APPENDICES AND AMENDMENTS THERETO

VIII. CITY COUNCIL BUSINESS

8.1 911 Ambulance Services Request for Proposal Process

RECOMMENDED ACTION:

- A. With respect to the 2013-14 ambulance services request for proposal process, delegate the final selection and contracting authority for 911 emergency ambulance services in the City's exclusive operating area to the Orange County Fire Authority.

OR

- B. With respect to the 2013-14 ambulance services request for proposal process, retain the final selection and contracting authority for 911 emergency ambulance services in the City's exclusive operating area.

8.2 Moulton Smart Street Project Phase 2 Design and Multimodal Trail Designations

RECOMMENDED ACTION:

- A. Direct staff to negotiate a change order with the County of Orange to remove tree wells along the rear of the sidewalk on the west side of Moulton Parkway between Santa Maria Avenue and Laguna Woods Village Gate 16 to allow for future use as a multimodal trail accommodating pedestrian and golf cart travel.

AND

- B. Approve a \$15,000 allocation of Fuel Tax funds in the Contract – Traffic Engineering account for consultant design engineering work

related to the removal of tree wells on the west side of Moulton Parkway to accommodate a multimodal trail.

AND

- C. Approve a resolution designating public rights of way as multimodal trails on which golf carts are allowed to travel, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, RESCINDING RESOLUTION NO. 11-20 AND DESIGNATING MULTIMODAL TRAILS IN THE PUBLIC RIGHTS-OF-WAY ON WHICH GOLF CARTS ARE ALLOWED TO TRAVEL

AND

- D. Approve a resolution designating the Santa Maria Avenue multimodal crosswalk across Moulton Parkway as a highway crossing zone, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, DESIGNATING PORTIONS OF PUBLIC HIGHWAYS AS GOLF CART CROSSINGS IN CONFORMANCE WITH THE CALIFORNIA VEHICLE CODE

8.3 Community Outreach Strategies

RECOMMENDED ACTION:

- A. Authorize staff to expand community outreach strategies to include replacing the quarterly *Wood Works* newsletter with a combination of periodic targeted mailings, public forums, and a Mayor's column.

AND

- B. Provide direction to staff on the City's use of social media.

IX. PUBLIC COMMENTS

X. CITY COUNCIL COMMENTS AND ANNOUNCEMENTS

10.1 Reports on Meetings Attended per Government Code §53232.3

State law requires Councilmembers to provide a report on all meetings or events they attend for which the City pays fees, travel or other expenses. These are informational reports and no action is taken on the item.

A. Southern California Water Committee's 29th Annual Meeting & Dinner,
October 24, 2013: Councilmember Hack

10.2 Other Meetings, Comments and Announcements

XI. CLOSED SESSION – None

XII. ADJOURNMENT

The meeting will be adjourned to a regular meeting of the City Council at 2:00 p.m. on Wednesday, November 20, 2013 at Laguna Woods City Hall, 24264 El Toro Road, Laguna Woods, CA 92637.

AMERICANS WITH DISABILITIES ACT: In compliance with Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the City Clerk at (949) 639-0500 (Voice) or, TDD (949) 639-0535 or the California Relay Service at (800) 735-2929 if you have a TDD or (800) 735-2922 if you do not have a TDD. Notification 48 hours prior to the meeting should enable the City to make reasonable arrangements to assure accessibility to the meeting.

AGENDA: The City Council agenda and agenda back-up materials are available from the Office of the City Clerk, after 4:30 p.m., on the Friday prior to the City Council meeting. The office of the City Clerk is located at Laguna Woods City Hall, 24264 El Toro Road, Laguna Woods, CA 92637. Copies of the agenda are provided at no cost. Agenda back-up materials are available at City Hall for inspection and copies are available at no charge prior to the meeting. A per page copy cost does apply after the meeting. If you wish to be added to the e-mail or regular mail list to receive a copy of the agenda, a request must be made to the City Clerk in writing. Copies of the agenda are mailed only if stamped, self-addressed envelopes are provided. The City of Laguna Woods mailing address is 24264 El Toro Road, Laguna Woods, CA 92637. Phone: (949) 639-0500, FAX (949) 639-0591.

I declare under penalty of perjury that I posted this notice of agenda at the locations designated by Resolution 02-33.

10-25-13
Date

Yolie Trippy
Yolie Trippy, Administrative Coordinator

6.1-6.4
CONSENT CALENDAR SUMMARY

**City of Laguna Woods
Agenda Report**

DATE: October 30, 2013 Adjourned City Council Meeting

TO: Honorable Mayor and City Councilmembers

FROM: Christopher Macon, City Manager

AGENDA ITEM: Consent Calendar

Recommended Action

Approve all proposed actions on the October 30, 2013 Consent Calendar by single motion and City Council action.

Discussion

In general, the Consent Calendar contains routine matters or matters that have already been discussed by the City Council. It is adopted in total with a single motion and City Council action. However, if any Councilmember or member of the public has questions or wishes to discuss an item further, the item may be removed from the Consent Calendar and placed later on the agenda for discussion and action. The way to remove an item from the Consent Calendar is to request its removal, by agenda item number, immediately prior to the adoption of the Consent Calendar. Members of the public may fill out a request to speak on the item they wish removed and the City Clerk will note the item for removal. No reason need be given with the request. Items pulled from the Consent Calendar are not discussed at the time they are pulled; they are scheduled for discussion immediately after action on the balance of the Consent Calendar.

The October 30, 2013 Consent Calendar contains the following items:

- 6.1 Acceptance of project completion of a contract with E.J. Meyer Company for the Moulton Parkway Segment 3 Phase 1 Fire Department Connection Project. The project involved construction of a fire department connection on an existing underground fire sprinkler line and removal of an existing underground valve at the Laguna Woods Village Equestrian Center, as well

as additional fire alarm-related work. The County of Orange failed to complete this work as part of Phase 1 of the Moulton Smart Street Project. All project costs, including construction and design, will be reimbursed by the County of Orange. City Council action would allow staff to file the Notice of Completion of E.J. Meyer Company's contract and release project retention funds withheld pursuant to State law.

- 6.2 Approval of an agreement with PMC for Climate Adaptation Plan (CAP) development services. CAPs outline strategies for reducing the local impacts of current and projected climate changes, including, but not limited to, changes that have the potential to impact wildfire risk, water supply, public health, public safety, ecosystem function, and economic continuity. The term of the agreement would be from execution through March 31, 2014. The City issued a Request for Proposal (RFP) on September 13, 2013 and five proposals were received in response (Atkins North America, Dudek, Green Environment & Construction Solutions, PMC, and Rincon Consultants). Three firms were selected by staff for interviews, after which the unanimous recommendation was PMC based on their understanding of the work required, experience performing similar work, personnel qualifications, and inclusive process for stakeholder outreach. PMC is currently under contract with the City for General Plan Safety Element update services and as needed planning services. Staff has found them to be knowledgeable and timely with their work. This agreement is funded by the City's 2008 Disaster Recovery Initiative (DRI) Grant from the State of California.
- 6.3 Authorization for the City Manager to execute an addendum to the bus shelter franchise agreement with Clear Channel Outdoor that extends the term for three years, to December 31, 2016, and reduces the guaranteed minimum annual franchise payment of \$81,000 to \$40,000. The City has a franchise agreement with Clear Channel Outdoor for the exclusive right to construct and maintain bus shelters and related furniture in the City's public rights of way, and to sell advertising on them (unless specified as a non-advertising shelter), with a portion of the proceeds paid to the City as a franchise fee. While providing an amenity for bus riders using Orange County Transportation Authority (OCTA) services, the City has collected \$914,000 in franchise fees over the past 13 years for the 27 advertising and one non-advertising shelter located along City streets.

Clear Channel Outdoor has the bus shelter franchise in most Orange County cities that allow shelters, including Anaheim, Brea, Costa Mesa, Cypress,

Fountain Valley, Fullerton, Garden Grove, Huntington Beach, Irvine, Laguna Niguel, Mission Viejo, Newport Beach, Orange, Santa Ana, Seal Beach, Tustin and the County of Orange (the adjacent cities of Laguna Hills and Aliso Viejo do not have shelters). Over the past few years, because of reduced advertising revenues due to the state of the economy, Clear Channel Outdoor has reduced payments significantly to cities through a competitive selection process or negotiation. Many cities have chosen to extend existing franchise agreements because they provide greater income than could be expected if they went through a selection process with the likelihood of only one proposer, Clear Channel Outdoor.

Over the past year, City staff negotiated with Clear Channel Outdoor. The proposed guaranteed minimum annual franchise fee of \$40,000 is just less than half of the annual amount received over 10 years, but the three year extension gives the City time to prepare a request for proposal and perhaps join with other Orange County cities to increase the overall number of shelters that could have advertising, which would possibly attract more than one proposer. Staff presented the guaranteed minimum annual franchise fee of \$40,000 to the City Council during discussion and approval of the current year budget. The current year budget assumes \$40,000 in franchise fees.

- 6.4 Acceptance of project completion of a contract with Scorpion Backhoe, Inc. for the City Hall Storm Drain Improvements Project. This project has been successfully completed. City Council action would allow staff to file the Notice of Completion of Scorpion Backhoe, Inc.'s contract and release project retention funds withheld pursuant to State law.

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6.1
MOULTON PARKWAY SEGMENT 3 PHASE 1
FIRE DEPARTMENT CONNECTION PROJECT
- NOTICE OF COMPLETION
(NO REPORT)

6.2
AGREEMENT FOR CLIMATE ADAPTATION
PLAN DEVELOPMENT SERVICES

**AGREEMENT FOR CONSULTANT SERVICES
BETWEEN THE
CITY OF LAGUNA WOODS
AND
PMC
FOR CLIMATE ADAPTATION PLAN DEVELOPMENT SERVICES**

This AGREEMENT FOR CONSULTANT SERVICES ("AGREEMENT"), is made and entered into this ____ day of _____ 2013, by and among the City of Laguna Woods, a California municipal corporation ("CITY"), and PMC ("CONSULTANT").

In consideration of the mutual covenants and conditions set forth herein, the parties agree as follows:

SECTION 1. TERM OF AGREEMENT.

Subject to the provisions of SECTION 19 "TERMINATION OF AGREEMENT" of this AGREEMENT, the term of this AGREEMENT shall be for a period beginning on the date of execution of this AGREEMENT, as first shown above, and ending at 11:59 p.m. on March 31, 2014.

SECTION 2. SCOPE OF SERVICES.

CONSULTANT agrees to perform the services set forth in EXHIBIT "A" "SCOPE OF SERVICES" and made a part of this AGREEMENT. All work to be performed by CONSULTANT shall be coordinated with and approved by City Manager of CITY or his or her designee. CONTRACTOR shall not begin work until authorized by the City Manager of CITY or his or her designee to proceed.

SECTION 3. ADDITIONAL SERVICES.

CONSULTANT shall not be compensated for any services rendered in connection with its performance of this AGREEMENT which are in addition to or outside of those set forth in this AGREEMENT or listed in EXHIBIT "A" "SCOPE OF SERVICES", unless such additional services are authorized in advance and in writing by the City Council or the City Manager of CITY or his or her designee. CONSULTANT shall be compensated for any such additional services only in the amounts and in the manner agreed to by the City Council or City Manager of CITY or his or her designee.

SECTION 4. COMPENSATION AND METHOD OF PAYMENT.

(a) Subject to any limitations set forth in this AGREEMENT, CITY agrees to pay CONSULTANT the amounts specified in EXHIBIT "B" "COMPENSATION" and made a part of this AGREEMENT. Compensation for services shall not exceed the amounts specified in EXHIBIT "B" "COMPENSATION".

ITEM 6.2

(b) No later than the 15th of each month CONSULTANT shall furnish to CITY an **original** invoice for all work performed and expenses incurred during the preceding month. The invoice shall detail charges by the categories required by CITY, which are subject to change at the discretion of CITY. CITY shall independently review each invoice submitted by the CONSULTANT to determine whether the work performed and expenses incurred are in compliance with the provisions of this AGREEMENT. In the event that no charges or expenses are disputed, the invoice shall be approved and paid according to the terms set forth in subsection (c). In the event that any charges or expenses are disputed by CITY, the original invoice shall be returned by CITY to CONSULTANT for correction and resubmission.

(c) Except as to any charges for work performed or expenses incurred by CONSULTANT which are disputed by CITY, CITY will use its best efforts to cause CONSULTANT to be paid within thirty (30) days of receipt of CONSULTANT's invoice.

(d) Payment to CONSULTANT for work performed pursuant to this AGREEMENT shall not be deemed to waive any defects in work performed by CONSULTANT, nor to constitute any waiver of any type of relief or remedy, legal or equitable, arising out of any breach or nonperformance of any aspect of the AGREEMENT by CONSULTANT.

SECTION 5. INSPECTION AND FINAL ACCEPTANCE.

CITY may inspect and accept or reject any of CONSULTANT's work under this AGREEMENT, either during performance or when completed. CITY shall reject or finally accept CONSULTANT's work in its discretion within sixty (60) days after submitted to CITY. Any rejection of work by CITY shall be by written explanation. Acceptance of any of CONSULTANT's work by CITY shall not constitute a waiver of any of the provisions of this AGREEMENT including, but not limited to, sections 15 and 16, pertaining to indemnification and insurance, respectively.

SECTION 6. OWNERSHIP OF DOCUMENTS.

All original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents prepared, developed or discovered by CONSULTANT in the course of providing any services pursuant to this AGREEMENT shall become the sole property of CITY and may be used, reused or otherwise disposed of by CITY without the permission of the CONSULTANT. Upon completion, expiration or termination of this AGREEMENT, CONSULTANT shall turn over to CITY all such original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents, notwithstanding any billing or compensation disputes that may then exist between CITY and CONSULTANT. CONSULTANT shall not be held liable for any modification or reuse for purposes outside this AGREEMENT of CITY-owned work product generated or produced by CONSULTANT.

SECTION 7. CONSULTANT'S BOOKS AND RECORDS.

(a) CONSULTANT shall maintain any and all documents and records

ITEM 6.2

demonstrating or relating to CONSULTANT's and CONSULTANT's subcontractors' performance of services pursuant to this AGREEMENT. CONSULTANT shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, or other documents or records evidencing or relating to work, services, expenditures and disbursements charged to CITY pursuant to this AGREEMENT. Any and all such documents or records shall be maintained in accordance with generally accepted accounting principles and shall be sufficiently complete and detailed so as to permit an accurate evaluation of the services provided by CONSULTANT pursuant to this AGREEMENT. Any and all such documents or records shall be maintained through June 30, 2020 and to the extent required by laws relating to audits of public agencies and their expenditures.

(b) Any and all records or documents required to be maintained pursuant to this section shall be made available for inspection, audit and copying, at any time during regular business hours, upon written request by CITY, Federal government, State of California, or their designated representatives. Copies of such documents or records shall be provided directly to the requesting party for inspection, audit and copying when it is practical to do so; otherwise, unless an alternative is mutually agreed upon, such documents and records shall be made available at CONSULTANT's address indicated for receipt of notices in this AGREEMENT.

(c) Where CITY has reason to believe that any of the documents or records required to be maintained pursuant to this section may be lost or discarded due to dissolution or termination of CONSULTANT's business, CITY may, by written request, require that custody of such documents or records be given to the requesting party and that such documents and records be maintained by the requesting party. Access to such documents and records shall be granted to CITY, as well as to its successors-in-interest and authorized representatives.

(d) CONSULTANT shall prepare and submit to CITY reports concerning the performance of the work in this AGREEMENT as CITY shall require.

SECTION 8. STATUS OF CONSULTANT.

(a) CONSULTANT is and shall at all times remain a wholly independent contractor and not an officer, official, employee or agent of CITY. CONSULTANT shall have no authority to bind CITY in any manner, nor to incur any obligation, debt or liability of any kind on behalf of or against CITY, whether by contract or otherwise, unless such authority is expressly conferred under this AGREEMENT or is otherwise expressly conferred in writing by CITY.

(b) The personnel performing the services under this AGREEMENT on behalf of CONSULTANT shall at all times be under CONSULTANT's exclusive direction and control. Neither CITY, nor any elected or appointed boards, officers, officials, employees or agents of CITY, shall have control over the conduct of CONSULTANT or any of CONSULTANT's officers, officials, employees or agents, except as set forth in this AGREEMENT. CONSULTANT shall not at any time or in any manner represent that CONSULTANT or any of CONSULTANT's officers, officials, employees or agents is in any manner officials, officers, employees or agents of CITY.

ITEM 6.2

(c) Neither CONSULTANT, nor any of CONSULTANT's officers, officials, employees or agents, shall obtain any rights to retirement, health care or any other benefits which may otherwise accrue to CITY'S employees. CONSULTANT expressly waives any claim CONSULTANT may have to any such rights.

(d) This AGREEMENT shall in no way prohibit the CITY from entering into other agreements or contracts, hiring staff or making other such arrangements with other persons and/or entities relative to the services set forth in EXHIBIT "A" "SCOPE OF SERVICES".

SECTION 9. STANDARD OF PERFORMANCE.

CONSULTANT represents and warrants that it has the qualifications, experience and facilities necessary to properly perform the services required under this AGREEMENT in a thorough, competent and professional manner. CONSULTANT shall at all times faithfully, competently and to the best of its ability, experience and talent, perform all services described herein. In meeting its obligations under this AGREEMENT, CONSULTANT shall employ, at a minimum, generally accepted standards and practices utilized by persons engaged in providing services similar to those required of CONSULTANT under this AGREEMENT.

SECTION 10. COMPLIANCE WITH APPLICABLE LAWS; PERMITS AND LICENSES.

(a) In addition to the requirements set forth in EXHIBIT "D" hereto, CONSULTANT shall keep itself informed of and comply with all applicable federal, state and local laws, statutes, codes, ordinances, regulations and rules in effect during the term of this AGREEMENT, including but not limited to regulations and rules pertaining to any grant awards or third-party funding with which this AGREEMENT is funded in whole or in part. CONSULTANT shall obtain any and all licenses, permits and authorizations necessary to perform the services set forth in this AGREEMENT. Neither CITY, nor any elected or appointed boards, officers, officials, employees or agents of CITY, shall be liable, at law or in equity, as a result of any failure of CONSULTANT to comply with this section.

(b) CONSULTANT shall not be debarred, suspended, proposed for debarment, declared ineligible, voluntarily excluded, or otherwise excluded from or ineligible for participation in federal assistance programs, or from receiving Federal contracts, subcontracts, or financial or nonfinancial assistance or benefits, under Executive Order 12549, "Debarment and Suspension" (24 CFR 85.35) or other Federal laws, statutes, codes, ordinances, regulations or rules, at any time during the term of this AGREEMENT.

(c) CONSULTANT shall not be on the United States Environmental Protection Agency's (USEPA) List of Violating Facilities (40 CFR 31.35; Government Code §4477) at any time during the term of this AGREEMENT.

SECTION 11. NONDISCRIMINATION.

In addition to the requirements set forth in EXHIBIT "D" hereto, CONSULTANT

ITEM 6.2

shall not discriminate, in any way, against any person on the basis of race, color, religious creed, national origin, ancestry, sex, age, physical handicap or disability (including but not limited to HIV and AIDS), medical condition, mental disability, sexual orientation, denial of family care leave, or marital status in connection with or related to the performance of this AGREEMENT.

SECTION 12. UNAUTHORIZED ALIENS.

In addition to the requirements set forth in EXHIBIT "D" hereto, CONSULTANT hereby promises and agrees to comply with all of the provisions of the Federal Immigration and Nationality Act, 8 U.S.C.A. §§ 1101, et seq., as amended, and in connection therewith, shall not employ unauthorized aliens as defined therein. Should CONSULTANT so employ such unauthorized aliens for the performance of work and/or services covered by this AGREEMENT, and should the any liability or sanctions be imposed against CITY for such use of unauthorized aliens, CONSULTANT hereby agrees to and shall reimburse CITY for the cost of all such liabilities or sanctions imposed, together with any and all costs, including attorneys' fees, incurred by CITY.

SECTION 13. CONFLICTS OF INTEREST.

(a) CONSULTANT covenants that neither it, nor any officer or principal of its firm, has or shall acquire any interest, directly or indirectly, which would conflict in any manner with the interests of CITY or which would in any way hinder CONSULTANT's performance of services under this AGREEMENT. CONSULTANT further covenants that in the performance of this AGREEMENT, no person having any such interest shall be employed by it as an officer, official, employee, agent or subcontractor without the express written consent of the City Manager of CITY or his or her designee. CONSULTANT agrees to at all times avoid conflicts of interest or the appearance of any conflicts of interest with the interests of CITY in the performance of this AGREEMENT.

(b) CITY understands and acknowledges that CONSULTANT is, as of the date of execution of this AGREEMENT, independently involved in the performance of non-related services for other governmental agencies and private parties. CONSULTANT is unaware of any stated position of CITY relative to such projects. Any future position of CITY on such projects shall not be considered a conflict of interest for purposes of this section.

SECTION 14. CONFIDENTIAL INFORMATION; RELEASE OF INFORMATION.

(a) Except as otherwise provided in EXHIBIT "D" hereto, all information gained or work product produced by CONSULTANT in performance of this AGREEMENT shall be considered confidential, unless such information is in the public domain or already known to CONSULTANT. CONSULTANT shall not release or disclose any such information or work product to persons or entities other than CITY without prior written authorization from the City Manager of CITY or his or her designee, except as may be required by law.

(b) Except as otherwise provided in EXHIBIT "D" hereto, CONSULTANT, its officers, employees, agents or subcontractors, shall not, without prior written authorization from

ITEM 6.2

the City Manager of CITY or his or her designee or unless requested by the City Attorney of CITY, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this AGREEMENT. Response to a subpoena or court order shall not be considered "voluntary" provided CONSULTANT gives CITY notice of such court order or subpoena.

(c) If CONSULTANT, or any officer, employee, agent or subcontractor of CONSULTANT, provides any information or work product in violation of this AGREEMENT, then CITY shall have the right to reimbursement and indemnity from CONSULTANT for any damages, costs and fees, including attorneys fees, caused by or incurred as a result of CONSULTANT's conduct.

(d) CONSULTANT shall promptly notify CITY should CONSULTANT, its officers, officials, employees, agents or subcontractors be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this AGREEMENT and the work performed thereunder. CITY retains the right, but has no obligation, to represent CONSULTANT or be present at any deposition, hearing or similar proceeding. CONSULTANT agrees to cooperate fully with CITY and to provide CITY with the opportunity to review any response to discovery requests provided by CONSULTANT. However, this right to review any such response does not imply or mean the right by CITY to control, direct, or rewrite said response.

SECTION 15. INDEMNIFICATION.

(a) CITY and its respective elected and appointed boards, officials, officers, agents, employees and designated volunteers (individually and collectively, "INDEMNITEES") shall have no liability to CONSULTANT or any other person for, and CONSULTANT shall indemnify, defend and hold harmless INDEMNITEES from and against, any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorneys' fees and disbursements (collectively "CLAIMS"), which INDEMNITEES may suffer or incur or to which INDEMNITEES may become subject by reason of or arising out of any injury to or death of any person(s), damage to property, loss of use of property, economic loss or otherwise occurring as a result of the CONSULTANT's performance of or failure to perform any services under this AGREEMENT to the extent caused in whole or in part by the negligent acts, errors, or omissions of CONSULTANT, its agents, officers, directors, subcontractors or employees, committed in performing any of the services under this AGREEMENT.

(b) If any action or proceeding is brought against INDEMNITEES by reason of any of the matters against which CONSULTANT has agreed to indemnify INDEMNITEES as provided above, CONSULTANT, upon notice from CITY, shall defend INDEMNITEES at CONSULTANT's expense by counsel acceptable to CITY, such acceptance not to be unreasonably withheld. INDEMNITEES need not have first paid for any of the matters to which INDEMNITEES are entitled to indemnification in order to be so indemnified. The insurance required to be maintained by CONSULTANT under Section 16 shall ensure CONSULTANT's

obligations under this section, but the limits of such insurance shall not limit the liability of CONSULTANT hereunder. The provisions of this section shall survive the expiration or earlier termination of this AGREEMENT.

(c) The provisions of this section do not apply to CLAIMS occurring as a result of the CITY's sole negligence or willful acts or omissions.

SECTION 16. INSURANCE.

CONSULTANT agrees to obtain and maintain in full force and effect during the term of this AGREEMENT the insurance policies set forth in EXHIBIT "C" "INSURANCE" and made a part of this AGREEMENT. All insurance policies shall be subject to approval by CITY as to form and content. These requirements are subject to amendment or waiver if so approved in writing by the City Manager of CITY or his or her designee. CONSULTANT agrees to provide CITY with copies of required policies upon request.

SECTION 17. ASSIGNMENT.

The expertise and experience of CONSULTANT are material considerations for this AGREEMENT. CITY has an interest in the qualifications of and capability of the persons and entities who will fulfill the duties and obligations imposed upon CONSULTANT under this AGREEMENT. In recognition of that interest, CONSULTANT shall not assign or transfer this Agreement or any portion of this AGREEMENT or the performance of any of CONSULTANT's duties or obligations under this AGREEMENT without the prior written consent of the City Council. Any attempted assignment shall be ineffective, null and void, and shall constitute a material breach of this AGREEMENT entitling CITY to any and all remedies at law or in equity, including summary termination of this AGREEMENT. CITY acknowledges, however, that CONSULTANT, in the performance of its duties pursuant to this AGREEMENT, may utilize subcontractors. CONSULTANT shall be solely liable and responsible for the actions, conduct, and performance of subcontractors, including but not limited to ensuring their compliance with Section 10 of this AGREEMENT (Compliance with Applicable Laws; Permits and Licenses).

SECTION 18. CONTINUITY OF PERSONNEL.

CONSULTANT shall make every reasonable effort to maintain the stability and continuity of CONSULTANT's staff assigned to perform the services required under this AGREEMENT. CONSULTANT shall obtain approval, in writing, from CITY of any changes in CONSULTANT's staff assigned to perform the services required under this AGREEMENT, prior to any such performance.

SECTION 19. TERMINATION OF AGREEMENT.

(a) CITY may terminate this AGREEMENT, with or without cause, at any time by giving thirty (30) days written notice of termination to CONSULTANT. In the event such notice is given, CITY may require CONSULTANT to cease immediately all work in progress.

ITEM 6.2

(b) CONSULTANT may terminate this AGREEMENT at any time upon sixty (60) days written notice of termination to CITY. In the event such notice is given, CITY may require CONSULTANT to cease immediately all work in progress.

(c) If either CONSULTANT or CITY fails to perform any material obligation under this AGREEMENT, then, in addition to any other remedies, either CONSULTANT, or CITY may terminate this AGREEMENT immediately upon written notice.

(d) Upon termination of this AGREEMENT by either CONSULTANT or CITY, all property belonging exclusively to CITY which is in CONSULTANT's possession shall be returned to CITY immediately upon demand by CITY, notwithstanding any billing disputes that may then exist under this AGREEMENT. CONSULTANT shall furnish to CITY a final invoice for work performed and expenses incurred by CONSULTANT, prepared as set forth in SECTION 4 of this AGREEMENT. This final invoice shall be reviewed and paid in the same manner as set forth in SECTION 4 of this AGREEMENT.

SECTION 20. DEFAULT.

In the event that CONSULTANT is in default under the terms of this AGREEMENT, the CITY shall not have any obligation or duty to continue compensating CONSULTANT for any work performed after the date of default and may terminate this AGREEMENT immediately by written notice to the CONSULTANT.

SECTION 21. EXCUSABLE DELAYS.

CONSULTANT shall not be liable for damages, including liquidated damages, if any, caused by delay in performance or failure to perform due to causes beyond the control of CONSULTANT. Such causes include, but are not limited to, acts of God, acts of the public enemy, acts of federal, state or local governments, court orders, fires, floods, epidemics, strikes, embargoes, and unusually severe weather. The term and price of this AGREEMENT shall be equitably adjusted for any delays due to such causes.

SECTION 22. COOPERATION BY CITY.

All public information, data, reports, records, and maps as are existing and available to CITY as public records, and which are necessary for carrying out the work as outlined in the EXHIBIT "A" "SCOPE OF SERVICES", shall be furnished to CONSULTANT in every reasonable way to facilitate, without undue delay, the work to be performed under this AGREEMENT.

SECTION 23. NOTICES.

All notices required or permitted to be given under this AGREEMENT shall be in writing and shall be personally delivered, or sent by telecopy or certified mail, postage prepaid and return receipt requested, addressed as follows:

To CITY: City of Laguna Woods
Attn: City Manager
24264 El Toro Road
Laguna Woods, CA 92637

To CONSULTANT: Philip O. Carter, President
PMC
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Notice shall be deemed effective on the date personally delivered or transmitted by facsimile or, if mailed, three (3) days after deposit of the same in the custody of the United States Postal Service.

SECTION 24. AUTHORITY TO EXECUTE.

The person or persons executing this AGREEMENT on behalf of CONSULTANT represents and warrants that he/she/they has/have the authority to so execute this AGREEMENT and to bind CONSULTANT to the performance of its obligations hereunder.

SECTION 25. BINDING EFFECT.

This AGREEMENT shall be binding upon the heirs, executors, administrators, successors and assigns of the parties.

SECTION 26. MODIFICATION OF AGREEMENT.

No amendment to or modification of this AGREEMENT shall be valid unless made in writing and approved by the CONSULTANT and by the City Council or City Manager of CITY. The parties agree that this requirement for written modifications cannot be waived and that any attempted waiver shall be void.

SECTION 27. WAIVER.

Waiver by any party to this AGREEMENT of any term, condition, or covenant of this AGREEMENT shall not constitute a waiver of any other term, condition, or covenant. Waiver by any party of any breach of the provisions of this AGREEMENT shall not constitute a waiver of any other provision, nor a waiver of any subsequent breach or violation of any provision of this AGREEMENT. Acceptance by CITY of any work or services by CONSULTANT shall not constitute a waiver of any of the provisions of this AGREEMENT.

SECTION 28. LAW TO GOVERN; VENUE.

This AGREEMENT shall be interpreted, construed and governed according to the laws of the State of California. In the event of litigation between the parties, venue in state trial courts shall lie exclusively in the County of Orange. In the event of litigation in a U.S. District

Court, venue shall lie exclusively in the District of California in which CITY is located.

SECTION 29. ATTORNEYS FEES, COSTS AND EXPENSES.

In the event litigation or other proceeding is required to enforce or interpret any provision of this AGREEMENT, the prevailing party in such litigation or other proceeding shall be entitled to an award of reasonable attorney's fees, costs and expenses, in addition to any other relief to which it may be entitled.

SECTION 30. ENTIRE AGREEMENT.

This AGREEMENT, including the attached EXHIBITS "A" through "D", is the entire, complete, final and exclusive expression of the parties with respect to the matters addressed therein and supersedes all other agreements or understandings, whether oral or written, or entered into between CONSULTANT and CITY prior to the execution of this AGREEMENT. No statements, representations or other agreements, whether oral or written, made by any party which is not embodied herein shall be valid and binding. No amendment to this AGREEMENT shall be valid and binding unless in writing duly executed by the parties or their authorized representatives.

SECTION 31. SEVERABILITY.

If a term, condition or covenant of this AGREEMENT is declared or determined by any court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this AGREEMENT shall not be affected thereby and the AGREEMENT shall be read and construed without the invalid, void or unenforceable provision(s).

IN WITNESS WHEREOF, the parties hereto have caused this AGREEMENT to be executed the day and year first above written.

CITY OF LAGUNA WOODS:

By _____
Christopher Macon, City Manager

Date

CONSULTANT:

By _____
Philip O. Carter, President

Date

APPROVED AS TO FORM:

David B. Cosgrove, City Attorney

Date

EXHIBIT "A"**SCOPE OF SERVICES**

CONSULTANT shall develop a Climate Adaptation Plan ("PLAN") for CITY with the goal of outlining a strategy for reducing the local impacts of current and projected climate changes, including, but not limited to, changes that have the potential to impact wildfire risk, water supply, public health, public safety, ecosystem function, and economic continuity.

CONSULTANT shall provide "turnkey" plan development services with CITY providing local data and information to the extent available.

CONSULTANT shall comply with all of the following:

- CONSULTANT shall develop PLAN consistent with the State of California's Climate Adaptation Planning Guide and CITY's 2013-2017 Local Hazard Mitigation Plan.
- At the time of AGREEMENT execution, CITY is engaged in an update of its General Plan Safety Element that is expected to be presented to the City Council for approval in early 2014. CONSULTANT shall develop PLAN consistent with CITY's updated Safety Element.
- CONSULTANT shall include in PLAN a discussion of how social and economic factors may increase the vulnerability of Laguna Woods residents to climate change impacts. For that purpose, CONSULTANT shall, at a minimum, incorporate information from the US Census Bureau, as well as scholarly resources such as the Pacific Institute's *A Review of the Social and Economic Factors that Increase Vulnerability to Climate Change Impacts in California*.
- CONSULTANT shall include in PLAN data obtained from the State of California's Cal-Adapt tool.
- CONSULTANT shall cite all references used in PLAN (in-text and bibliography) in form sufficient to CITY. References must be scholarly or governmental in nature and technically defensible.
- CONSULTANT shall identify specific implementation strategies in PLAN, as well as performance measures to help quantify the success of PLAN implementation. CONSULTANT shall present performance measures in the format used by the State Water Board for Project Assessment and Evaluation Plans.
- Where applicable, CONSULTANT shall identify Ahwahnee Water Principles that relate to specific implementation strategies in PLAN.
- CITY's citizen advisory Public Safety Committee shall serve as the principal conduit for public-level planning participation. CONSULTANT shall actively involve the Public Safety Committee at two or more of the following meetings (which may be subject to rescheduling):
 - Tuesday, December 10, 2013 at 2 p.m. at City Hall
 - Tuesday, January 14, 2014 at 2 p.m. at City Hall
 - Tuesday, February 11, 2014 at 2 p.m. at City Hall
 - Tuesday, March 11, 2014 at 2 p.m. at City Hall

ITEM 6.2

- CONSULTANT shall assist CITY with PLAN presentation at a City Council public hearing to consider PLAN adoption, presently scheduled for Wednesday, March 19, 2014 at City Hall. CITY shall prepare the staff report and resolution. If the City Council requests revisions to PLAN, CONSULTANT shall prepare and submit the revised final PLAN no later than two weeks following that public hearing.
- CONSULTANT shall provide CITY with six (6) printed and bound copies and one (1) labeled CD containing a digital copy (single OCR-optimized PDF file) of final PLAN. All other documents, including drafts, may be provided electronically.

AGREEMENT is funded by a State of California 2008 Disaster Recovery Initiative (DRI) Grant and CONSULTANT shall comply with all State of California requirements.

EXHIBIT "B"
COMPENSATION

<u>Climate Adaptation Plan Development Services</u>	
Services	Compensation
Function 1: Develop a Climate Adaptation Plan	\$ 69,480 fixed fee

Compensation will not increase for the term of AGREEMENT. Compensation is inclusive of all costs.

EXHIBIT "C"
INSURANCE

A. Insurance Requirements. CONSULTANT shall provide and maintain insurance, acceptable to the City Manager of CITY or his or her designee or City Counsel, in full force and effect throughout the term of this AGREEMENT, against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by CONSULTANT, its agents, representatives or employees. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII. CONSULTANT shall provide the following scope and limits of insurance:

1. Minimum Scope of Insurance. Coverage shall be at least as broad as:

(1) Insurance Services Office form Commercial General Liability coverage (Occurrence Form CG 0001).

(2) Insurance Services Office form number CA 0001 (Ed. 1/87) covering Automobile Liability, including code 1 "any auto" and endorsement CA 0025, or equivalent forms subject to the written approval of CITY.

(3) Workers' Compensation insurance as required by the Labor Code of State of California and Employer's Liability insurance and covering all persons providing services on behalf of the CONSULTANT and all risks to such persons under this AGREEMENT.

(4) Errors and omissions liability insurance appropriate to the CONSULTANT's profession.

2. Minimum Limits of Insurance. CONSULTANT shall maintain limits of insurance no less than:

(1) General Liability: \$1,000,000 per occurrence for all covered losses and no less than \$2,000,000 general aggregate for bodily injury, personal injury and property damage.

(2) Automobile Liability: \$1,000,000 per accident for bodily injury and property damage.

(3) Workers' Compensation and Employer's Liability: Workers' Compensation as required by the Labor Code of the State of California and Employers Liability limits of \$1,000,000 per accident.

ITEM 6.2

B. Other Provisions. Insurance policies required by this AGREEMENT shall contain the following provisions:

1. All Policies. Each insurance policy required by this paragraph 15 shall include the following statement on insurance certificates: "The above policies contain a 30-day notice provision for non-renewal and cancellation except for cancellation due to non-payment of premium in which a 10-day notice applies." CONSULTANT shall inform City Manager of CITY, in writing, of any such non-renewal or cancellation that results in activation of a notice provision within three calendar days of activation.

2. General Liability and Automobile Liability Coverages.

(1) CITY, and its respective elected and appointed officers, officials, and employees and designated volunteers are to be covered as additional insureds as respects: liability arising out of activities CONSULTANT performs; products and completed operations of CONSULTANT; premises owned, occupied or used by CONSULTANT; or automobiles owned, leased, hired or borrowed by CONSULTANT. The coverage shall contain no special limitations on the scope of protection afforded to CITY, and their respective elected and appointed officers, officials, or employees.

(2) CONSULTANT's insurance coverage shall be primary insurance with respect to CITY, and its respective elected and appointed, its officers, officials, employees and designated volunteers. Any insurance or self insurance maintained by CITY, and its respective elected and appointed officers, officials, employees or designated volunteers, shall apply in excess of, and not contribute with, CONSULTANT's insurance.

(3) CONSULTANT's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

(4) Any failure to comply with the reporting or other provisions of the policies including breaches of warranties shall not affect coverage provided to CITY, and its respective elected and appointed officers, officials, employees or designated volunteers.

3. Workers' Compensation and Employer's Liability Coverage. Unless the City Manager of CITY or his or her designee otherwise agrees in writing, the insurer shall agree to waive all rights of subrogation against CITY, and its respective elected and appointed officers, officials, employees and agents for losses arising from work performed by CONSULTANT.

C. Other Requirements. CONSULTANT agrees to deposit with CITY, at or before the effective date of this contract, certificates of insurance necessary to satisfy CITY that the insurance provisions of this contract have been complied with. The City Attorney may require that CONSULTANT furnish CITY with copies of original endorsements effecting coverage required by this Section. The certificates and endorsements are to be signed by a person

ITEM 6.2

authorized by that insurer to bind coverage on its behalf. CITY reserves the right to inspect complete, certified copies of all required insurance policies, at any time.

1. CONSULTANT shall furnish certificates and endorsements from each subcontractor identical to those CONSULTANT provides.
2. Any deductibles or self-insured retentions must be declared to and approved by CITY. At the option of CITY, either the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects CITY or its respective elected or appointed officers, officials, employees and designated volunteers or the CONSULTANT shall procure a bond guaranteeing payment of losses and related investigations, claim administration, defense expenses and claims.
3. The procuring of such required policy or policies of insurance shall not be construed to limit CONSULTANT's liability hereunder nor to fulfill the indemnification provisions and requirements of this AGREEMENT.

EXHIBIT "D"**FEDERAL TERMS AND CONDITIONS**

During the performance of this AGREEMENT, CONSULTANT agrees to comply with all applicable Federal laws and regulations including but not limited to each of the following:

Equal Opportunity

During the performance of this AGREEMENT, CONSULTANT agrees as follows:

1. CONSULTANT will comply with Executive Order 11246 of September 24, 1965 entitled Equal Employment Opportunity as amended by Executive Order 11375 of October 1967 as supplemented in Department of Labor regulations (41 CFR chapter 60).
2. CONSULTANT will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. CONSULTANT will take affirmative action to insure that applicants are employed and that employees are treated equally during employment, without regard to race, color, religion, sex, or national origin. Such action shall include, but not be limited to, the following: employment upgrading, demotion, transfer, recruitment, or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training including apprenticeship. CONSULTANT agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by CITY setting forth the provisions of this nondiscrimination clause.
3. CONSULTANT will, in all solicitations or advertisements for employees placed by or on behalf of CONSULTANT, state that all qualified applicants will receive consideration for employment without regard to their race, color, religion, sex, or national origin.
4. CONSULTANT will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by CITY, advising the labor union or workers' representative of the CONSULTANT's commitments under Section 202 of Executive Order No. 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
5. CONSULTANT will furnish all information and reports required by Executive Order No. 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
6. In the event of CONSULTANT's noncompliance with the nondiscrimination clauses of this AGREEMENT or with any of such rules, regulations, or orders, this AGREEMENT may be cancelled, terminated or suspended, including by CITY, in whole or in part and CONSULTANT may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order No. 11246 of Sept. 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order No. 11246 of September 24, 1965, or by rule, regulation,

ITEM 6.2

- or order of the Secretary of Labor, or as otherwise provided by law.
7. CONSULTANT will include the provisions of paragraphs (1) through (7) of this EXHIBIT D in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order No. 11246 of September 24, 1965, so that such provisions will *be* binding upon each subcontractor or vendor. CONSULTANT will take such action with respect to any subcontract or purchase order as may be directed by the Secretary of Labor as a means of enforcing such provisions including sanctions for noncompliance: *Provided, however*, that in the event CONSULTANT becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction, CONSULTANT may request the United States to enter into such litigation to protect the interests of the United States.
 8. CONSULTANT shall file, and shall cause each of its subcontractors to file, Compliance Reports with CITY or the Secretary of Labor as may be directed. Compliance Reports shall be filed within such times and shall contain such information as to the practices, policies, programs, and employment policies, programs, and employment statistics of CONSULTANT and each subcontractor, and shall be in such form, as the Secretary of Labor may prescribe.
 9. Whenever CONSULTANT or subcontractor has a collective bargaining agreement or other Contract or understanding with a labor union or an agency referring workers or providing or supervising apprenticeship or training for such workers, the Compliance Report shall include such information as to such labor union's or agency's practices and policies affecting compliance as the Secretary of Labor may prescribe: *Provided*, That to the extent such information is within the exclusive possession of a labor union or an agency referring workers or providing or supervising apprenticeship or training and such labor union or agency shall refuse to furnish such information to CONSULTANT, CONSULTANT shall so certify to the Secretary of Labor as part of its Compliance Report and shall set forth what efforts he has made to obtain such information.
 10. CONSULTANT will cause the foregoing provisions to be inserted in all subcontracts for work covered by this AGREEMENT so that such provisions will be binding upon each subcontractor, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.

Disadvantaged/Minority/Women Business Enterprise Federal Regulatory Requirements under 24 CFR 85.36(e)

1. CONSULTANT will take all necessary affirmative steps to assure that minority firms, women's business enterprises, and labor surplus area firms are used when possible.
2. Affirmative steps shall include:
 - i. Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
 - ii. Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;
 - iii. Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority business, and women's business enterprises;

ITEM 6.2

- iv. Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority business, and women's business enterprises; and
- v. Using the services and assistance of the Small Business Administration, and the Minority Business Development Agency of the Department of Commerce.

Copeland "Anti-Kickback" Act (18 U.S.C. 874)

CONSULTANT shall comply with the Copeland "Anti-Kickback" Act (18 U.S.C. 874) as supplemented in Department of Labor regulations (29 CFR Part 3).

Compliance with Labor Standard Provisions

CONSULTANT shall comply with all provisions contained in the form HUD-4010, Federal Labor Standards Provisions.

Compliance with Sections 103 and 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 327-330)

CONSULTANT will comply with Sections 103 and 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 327-330) as supplemented by Department of Labor regulations (29 CFR part 5).

Requirements and Regulations pertaining to Data and Design

All data and design and engineering work created under this AGREEMENT shall be owned by CITY and shall not be subject to copyright protection. The rights to any invention which is developed in the course of this AGREEMENT shall be the property of CITY.

Requirements and Regulations Pertaining to Reporting

CITY, State CDBG, HUD and the Comptroller General of the United States or any of their duly authorized representatives shall be granted access to any books, documents, papers and records of CONSULTANT which are directly pertinent the contract.

Compliance with Clean Air Act and Clean Water Act

1. CONSULTANT shall comply with all applicable standards, orders and requirements issued under Section 306 of the Clean Air Act (42 U.S.C. 1857(h)).
2. CONSULTANT shall comply with all applicable standards, orders and requirements issued under Section 508 of the Clean Air Act (33 U.S.C. 1368).
3. CONSULTANT shall comply with Executive Order 11738 and Environmental Protection Agency regulations (40 CFR Part 15).

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6.3
BUS SHELTER FRANCHISE AGREEMENT
EXTENSION

**ADDENDUM TO THE
FRANCHISE AGREEMENT
BETWEEN THE
CITY OF LAGUNA WOODS
AND
CLEAR CHANNEL OUTDOOR, INC.
FOR
CONSTRUCTION, INSTALLATION AND MAINTENANCE OF
TRANSIT SHELTERS AND STREET FURNITURE**

This ADDENDUM to the AGREEMENT FOR CONSTRUCTION, INSTALLATION AND MAINTENANCE OF TRANSIT SHELTERS AND STREET FURNITURE ("AGREEMENT") dated October 1, 2000, by and between the City of Laguna Woods, a California municipal corporation ("CITY"), and Clear Channel Outdoor, Inc., a corporation operating under California law ("GRANTEE"), is made and entered into this _____ day of _____ 2013 by and between the CITY and GRANTEE.

WHEREAS, CITY desires to extend the AGREEMENT with GRANTEE for services related to transit shelters and street furniture located in CITY public rights-of-way; and

WHEREAS, GRANTEE desires to perform the services described in the AGREEMENT.

NOW THEREFORE, the parties agree to this ADDENDUM to the AGREEMENT as follows:

1. Section 3 of the Agreement shall be replaced in its entirety to read, "This ADDENDUM shall commence on the day and year first above written and continue in effect until December 31, 2016, unless terminated earlier as herein provided or extended by mutual consent of both parties."

2. Exhibit "A" (Laguna Woods Locations) and Exhibit "B" (Laguna Woods Fees) of the AGREEMENT shall be replaced in their entirety as attached hereto.

IN WITNESS WHEREOF, the parties hereto have caused this ADDENDUM to be executed the day and year first above written.

CITY OF LAGUNA WOODS:

By _____
Christopher Macon, City Manager

Date

CLEAR CHANNEL OUTDOOR:

By _____
Greg McGrath, President

Date

Southern California Division
APPROVED AS TO FORM:

David B. Cosgrove, City Attorney

Date

Laguna Woods Locations (Exhibit “A”)

1. EB EL TORO FS ALISO CREEK
2. SB MOULTON FS SANTA MARIA
3. SB MOULTON FS GATE 12 (Clubhouse)
4. SB MOULTON FS EL TORO
5. WB EL TORO FS MOULTON
6. NB MOULTON FS EL TORO
7. EB EL TORO FS MOULTON
8. NB MOULTON NS EL TORO (Campo Verde)
9. SB MOULTON NS CALLE ARAGON
10. NB MOULTON NS CALLE ARAGON (Gate 3)
11. EB EL TORO @ 24252 EL TORO
12. EB EL TORO FS AVENIDA SEVILLA
13. WB EL TORO FS @ AVENIDA SEVILLA
14. EB EL TORO FS CALLE CORTA
15. WB EL TORO FS PASEO DE VALENCIA
16. WB EL TORO @ LUTHERAN CHURCH OF THE CROSS
17. EB EL TORO FS TANAGER
18. WB EL TORO FS CANYON WREN
19. WB EL TORO FS CALLE CORTA
20. WB EL TORO NS ALISO CREEK
21. EB EL TORO FS CALLE SONORA
22. SB EL TORO FS TOWN CENTER
23. SB MOULTON FS CAMPO VERDE
24. EB EL TORO FS CANYON WREN
25. SB MOULTON FS CALLE CORTEZ
26. WB SANTA MARIA FS MOULTON
27. WB SANTA MARIA FS SANTA VITTORIA
28. Non-Ad shelter: WB EL TORO FS CALLE SONORA (Geneva Presbyterian Church)

Laguna Woods Fees (Exhibit “B”)

Percentage of Revenue

The City of Laguna Woods will receive 20% of the gross advertising revenues received after agency commissions are deducted. The fees paid per contract year shall not be less than follows:

4th Quarter Calendar Year 2013 guaranteed fee = \$10,000

Calendar Year 2014 guaranteed fee = \$40,000

Calendar Year 2015 guaranteed fee = \$40,000

Calendar Year 2016 guaranteed fee = \$40,000

6.4
CITY HALL STORM DRAIN IMPROVEMENTS
PROJECT - NOTICE OF COMPLETION
(NO REPORT)

7.1
**2013 CALIFORNIA BUILDING STANDARDS &
LOCAL AMENDMENTS**

**City of Laguna Woods
Agenda Report**

DATE: October 30, 2013 Adjourned City Council Meeting

TO: Honorable Mayor and City Councilmembers

FROM: Christopher Macon, City Manager

AGENDA ITEM: 2013 California Building Standards & Local Amendments

Recommended Action

- A. Receive staff report;
- B. Open public hearing;
- C. Receive public comment;
- D. Close public hearing; AND
- E. Approve the introduction and first reading of an ordinance adopting 2013 California building standards and local amendments entitled:

AN ORDINANCE OF THE CITY OF LAGUNA WOODS,
CALIFORNIA AMENDING TITLE 10 OF THE LAGUNA WOODS
MUNICIPAL CODE BY ADOPTING BUILDING AND SAFETY
ADMINISTRATIVE PROVISIONS, BY REFERENCE THE 2013
EDITIONS OF THE CALIFORNIA BUILDING, FIRE,
RESIDENTIAL, PLUMBING, ELECTRICAL, MECHANICAL
AND GREEN BUILDING STANDARDS CODES, AND RELATED
MODEL AND UNIFORM CODES, WITH REFERENCE
STANDARDS, APPENDICES AND AMENDMENTS THERETO

Background

The State of California's Building Standards Commission has adopted the 2013 California Building Standards Code ("2013 Code"), which includes the following:

- California Building Code;
- California Fire Code;
- California Plumbing Code;
- California Mechanical Code;
- California Electrical Code;
- California Residential Code; and
- California Green Building Standards Code

State law requires that the City and other local jurisdictions enforce the 2013 Code beginning on January 1, 2014. Building standards are generally updated triennially with the next iteration of State codes not expected for three years.

While the California Building Standards Commission adopts building standards on a statewide basis, adoption by the City Council allows for the inclusion of limited amendments and administrative provisions to assist with implementation. Cities are able to make modifications to State codes that are found to be reasonably necessary as a result of local climatic, geologic, or topographic conditions.

Discussion

Although staff is recommending a number of local amendments to the 2013 Code, most are carryovers from previous codes or intended to coordinate code provisions with existing regulations. Amendments proposed by the City's Building Official and the Orange County Fire Authority (OCFA) are included as attachments A and B. Findings related to the proposed local amendments are included as Attachment C and the proposed ordinance with provisions is included as Attachment D.

State law requires that the City Council conduct a public hearing prior to adopting new building standards and local amendments. After conducting the public hearing and approving the introduction and first reading of an ordinance adopting the 2013 Code and local amendments, the City Council would then have to formally adopt the ordinance, as well as approve a resolution setting forth findings, at a subsequent meeting. If the City Council takes the recommended action at today's meeting, those subsequent matters would be agendaized for City Council consideration on November 20, 2013. Adopted codes would become effective on January 1, 2014.

Fiscal Impact

Staffing, supplies, and other City costs associated with adoption of the 2013 Code and local amendments are included in the current year budget.

Changes in building standards generally result in additional costs for applicants as a result of new requirements; however, the City does not control the adoption of State codes. The local amendments recommended by staff are anticipated to have a negligible to minor impact on applicant costs.

Conclusion

If adopted by the City Council, the 2013 California Building Standards Code and local amendments would become effective on January 1, 2014.

Report prepared with: Gary Gates, Building Official

Attachments:

- A – Summary of Proposed Local Amendments
- B – Strikethrough of Proposed Local California Fire Code Amendments
(Prepared by the Orange County Fire Authority)
- C – Proposed Resolution
- D – Proposed Ordinance

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SUMMARY OF PROPOSED LOCAL AMENDMENTS

PROPOSED NEW AMENDMENTS

Building:

10.18.120 Sprinkler Supervision and Alarms. Amends the Building Code to correspond with existing Fire Code amendment.

10.08.150 Duct smoke detectors. This amendment removes an exception so that when the detector activates the buildings alarm appliances, it will also activate the supervisory signal at the constantly attended location.

Residential:

10.22.050 Development on or near combustible or flammable liquids, gasses or vapors. Land to be developed within 1000' of old oil, gas or chemical operation may require special reports.

10.21.060 Fuel modification of new construction. Move process related requirements to the OCFA guidelines. Does not apply to wildland areas.

10.22.080 Sprinklers in garages. Amendment coordinates the Building and Fire Codes for exceptions to when garage sprinklers are required.

10.22.110 Calculations for sprinkler systems. Adjusts calculations for minimum design pressure.

10.22.120 Site Addresses. Providing consistency between the Fire, Building and Residential Codes.

10.22.130 Fuel modification of new construction. Move process related requirements to the OCFA guidelines. Applies to wildland areas.

10.22.200 Spark arrestors and outdoor fire areas. Provides a provision in the Residential Code that matches the Fire Code stating that a spark arrester screen be provided at the chimney opening to prevent the escape of burning embers. Also, consolidates requirements related to outdoor fires that were previously standalone

amendments in the Fire Code to an existing related section dealing with open burning. Provides specific criteria pertaining to installation and use of outdoor fireplaces/fire pits in the interest of consistent application of codes.

Fire:

10.12.160 Sky Lanterns. Defines and restricts the release of Sky Lanterns. A sky lantern is an airborne lantern typically made of paper, Mylar, or other lightweight material with a wood, plastic, or metal frame containing a candle, fuel cell, or other heat source that provides buoyancy.

10.12.260 Hydraulic calculated systems. Sets a minimum design water pressure for sprinkler systems.

10.12.330 Monitoring. Requires an OCFA inspection to verify that alarm systems still function correctly after they are modified or reprogrammed by a new alarm monitoring company.

10.12.400 Green Waste Monitoring. Establishes temperature monitoring to safeguard against auto-ignition of compost piles.

PROPOSED EXISTING AMENDMENTS

Building:

10.08.040 High-Rise Buildings. Amends code to correspond with definition of high-rise

10.08.050 Emergency Helicopter Landing Facility. Add Section 412 and Subsections to the Building Code to correspond with amendment to the Fire Code as proposed by the OCFA.

10.08.060 Premises Identification. For consistency this coordinates the language in all the codes.

10.08.070 Allowable heights and area increases. Amends Sections 504.2, 506.3 and 506.4.1 to reduce the allowable height and area increases to a reasonable level above those allowed in the current code.

10.08.080 and 10.08.090 Draftstops in Flooring and Attics. This amendment retains the draftstop requirements of the current and past codes.

10.08.100, and 10.08.110 Sprinkler systems. Amends the Building Code to correspond with amendment to the Fire Code as proposed by the OCFA.

10.08.130 Standpipe systems. Amends the Building Code to correspond with amendment to the Fire Code as proposed by the OCFA for the location of Class 1 standpipes.

10.08.140 High-rise buildings. Amends the Building Code to correspond with amendment to the Fire Code as proposed by the OCFA regarding definition of high-rise at 55 feet. .

10.08.160 Emergency Voice/Alarm Communication System. Amends Section 907.5.2.2 of the Building Code to correspond with amendment to the Fire Code as proposed by OCFA.

10.08.170 High-Rise Buildings. Amends the Building Code to correspond with amendment to the Fire Code as proposed by the OCFA.

10.08.180, 10.08.190, and 10.08.200 Roof Covering Rating. Amends Table 1505.1, sections 1505.1.3, 1505.5.5, and 1505.5.7 to require a minimum fire-resistant roof covering rating of Class B. This change is in response to a Grand Jury Investigation Report.

10.08.210 Private Pool. Defines a private pool in order to identify barrier requirements.

10.08.220 Construction permits, safety features required. Amends the code to clarify application of safety feature requirements regarding private pools.

Electrical:

10.10.030. Aluminum wiring. Amends the code to limit the use of aluminum wiring and requires constant inspection when used for wire 6 gauge and smaller.

Residential:

10.22.040 Climatic and Geographic Design Criteria. Table R301.1.2(1) is provided for data input by the jurisdiction having authority and is to be completed for adoption with this code. No changes were made to the structure of the table.

10.22.070 Dwelling and Garage Separations. For consistence with past and the current Building Code, as amended, table R302.6 will require the continued use of fire rated material on the garage wall side, between a garage and living spaces or attics.

10.22.090 and 10.22.100 Sprinkler Systems: Existing Amendment.

Amends sections R313.1 and R313.2 of the Residential Code to agree with amendments to the Fire Code as proposed by the OCFA.

10.22.140 Seismic Reinforcement: Existing Amendment. For consistence with past and the current Building Code, this will require lateral steel reinforcement in concrete and masonry stem walls. R403.1.3

10.22.150 Foundation Anchorage: Existing Amendment. For consistence with past and the current Building Code, seismic anchor bolts will be required to be the same size. R403.13.6.1

10.22.160 Foundation Drainage: Existing Amendment. For consistence with past and the current Building Code, drainage will be provided for walls below grade.

10.22.170, 10.22.180 and 11.22.190 Roofing Materials: Existing Amendment.

For consistence with past and the current Building Code, including information by the Grand Jury Investigation Report, sections R902.1, R902.1.3, and R902.2 will require a minimum fire-resistant roof covering rating of Class B.

2013

**California Fire
Code**

**Amendment
Package**

**Strikethrough
Edition**

NOTE: Writing which have strikethrough are to be deleted and those in italics and underlined are the proposed language.

Chapter 1 Scope and Administration

Chapter 1 Scope and Administration is adopted in its entirety with the following amendments:

Section 109.4 Violation penalties is hereby revised as follows: Infraction, Misdemeanor, as follows:

109.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of *either a misdemeanor, infraction or both as prescribed in Section 109.4.2 and 109.4.3, punishable by a fine of not more than [AMOUNT] dollars Penalties shall be as prescribed in local ordinance or by imprisonment not exceeding [NUMBER OF DAYS], or by both such fine and imprisonment.* Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Sections 109.4.2 Infraction is hereby added as follows:

109.4.2 Infraction. *Except as provided in Section 109.4.3, persons operating or maintaining any occupancy, premises or vehicle subject to this code that shall permit any fire or life safety hazard to exist on premises under their control shall be guilty of an infraction.*

Sections 109.4.3 Misdemeanor is hereby added as follows:

109.4.3 Misdemeanor. *Persons who fail to take immediate action to abate a fire or life safety hazard when ordered or notified to do so by the chief or a duly authorized representative, or who violate the following sections of this code, shall be guilty of a misdemeanor:*

104.11.2 Obstructing operations

104.11.3 Systems and Devices

107.5 Overcrowding

109.3.2 Compliance with Orders and Notices

111.4 Failure to comply

305.4 Deliberate or negligent burning

308.1.2 Throwing or placing sources of ignition

310.7 Burning Objects
3104.7 Open or exposed flames

Chapter 2 **Definitions**

Chapter 2 Definitions is adopted in its entirety with the following amendments:

Sections 202 General Definitions is hereby revised by adding “Approach-Departure Path,” “Emergency Helicopter Landing Facility (EHLF),” “Flow-line,” “Hazardous Fire Area,” “Safety Area,” and “Takeoff and Landing Area” and revising “High-Rise Building” as follows:

202 General Definitions

APPROACH-DEPARTURE PATH. *The flight path of the helicopter as it approaches or departs from the landing pad.*

EMERGENCY HELICOPTER LANDING FACILITY (EHLF). *A landing area on the roof of a high rise building that is not intended to function as a heliport or helistop but is capable of accommodating fire, police, or medical helicopters engaged in emergency operations.*

FLOW-LINE. *The lowest continuous elevation on a curb defined by the path traced by a particle in a moving body of water at the bottom of the rolled curb.*

HAZARDOUS FIRE AREA. *Includes all areas identified within Section 4906.2 and other areas as determined by the Fire Code Official as presenting a fire hazard due to the presence of combustible vegetation, or the proximity of the property to an area that contains combustible vegetation.*

HIGH-RISE BUILDING. In other than Group I-2 occupancies, “high-rise buildings” as used in this Code:

Existing high-rise structure. A high-rise structure, the construction of which is commenced or completed prior to July 1, 1974.

High-rise structure. Every building of any type of construction or occupancy having floors used for human occupancy located more than ~~75~~ 55 feet above the lowest floor level having building access (~~see Section 403~~), except buildings used as hospitals as defined in Health and Safety Code Section 1250.

New high-rise building. A high-rise structure, the construction of which is commenced on or after July 1, 1974. For the purpose of this section, construction shall be deemed to have commenced when plans and specifications are more than 50 percent complete and have been presented to the local jurisdiction prior to July 1, 1974. Unless all provisions of this section have been met, the construction of such buildings shall commence on or before January 1, 1976.

New high-rise structure. means a high-rise structure, the construction of which commenced on or after July 1, 1974.

SAFETY AREA. *A defined area surrounding the landing pad that is free of obstructions.*

TAKEOFF AND LANDING AREA. *The combination of the landing pad centered within the surrounding safety area.*

Chapter 3 General Requirements

Chapter 3 General Requirements is adopted in its entirety with the following amendments:

Section 304.1.2 (7) Vegetation is hereby revised as follows:

Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirement in urban-wildland interface areas shall be in accordance with Chapter 49 and OCFA vegetation management guidelines.

Section 305.5 Chimney spark arresters is hereby added as follows:

305.5 Chimney spark arresters. *All chimneys attached to any appliance or fireplace that burns solid fuel shall be equipped with an approved spark arrester. Chimneys serving outdoor appliances or fireplaces shall be equipped with a spark arrester. The spark arrester shall meet the requirements of Section 2113.9.2 of the California Building Code.*

Section 305.6 Outdoor fires is hereby added as follows:

305.6 Outdoor fires. *Outdoor fires shall be in accordance with Sections 305, 307, and 308 and with other applicable sections of this code.*

305.6.1 Where prohibited. Outdoor fires shall not be built, ignited or maintained in fuel modification areas, Wildfire Risk Areas (WRA) and adopted Fire Hazard Severity Zones (FHSZ) or Special Fire Protection Areas (SFPA) or other locations where conditions could cause the spread of fire to the WRA, SFPA or FHSZ, except by permit from the fire code official.

Exception: A permit is not required for the following:

- 1.** Fires in approved outdoor or portable fireplaces, fire pits, fire rings and similar devices at Group R occupancies that are installed and used in accordance with this code.
- 2.** Outdoor fires at inhabited premises or official organized campsites or parks when located in a permanent or portable barbeque or grill, incinerator, or outdoor fireplace located at least 30 feet from combustible vegetation.
- 3.** Installations or uses approved by the fire code official.

305.6.1.1 Fuel Modification Areas. Outdoor fires using wood or other solid fuel shall not be built, ignited or maintained in a fuel modification area.

305.6.1.2 Supervision. Where a permit is issued or when allowed under the exceptions to Section 305.6.1, such fires shall be supervised by a person 18 years of age or older.

305.6.2 Hazardous conditions. Outdoor fires are not allowed when predicted sustained winds exceed 8 MPH during periods when relative humidity is less than 25%, or a red flag condition has been declared or public announcement is made, when an official sign was caused to be posted by the fire code official, or when such fires present a hazard as determined by the fire code official.

305.6.3 Disposal of rubbish. Rubbish, trash or combustible waste material shall be burned only within an approved incinerator and in accordance with Section 307.2.1.

Section 319 Development on or Near Land Containing or Emitting Toxic, Combustible or Flammable Liquids, Gases or Vapors, is hereby added as follows:

319 Development On Or Near Land Containing Or Emitting Toxic, Combustible or Flammable Liquids, Gases or Vapors. The fire code official may require the submittal for approval of geological studies, evaluations, reports, remedial recommendations and/or similar documentation from a state-licensed and department-approved individual or firm, on any parcel of land to be

developed which has, or is adjacent to, or within 1,000 feet (304.8 m) of a parcel of land that has an active, inactive, or abandoned oil or gas well operation, petroleum or chemical refining facility, petroleum or chemical storage, or may contain or give off toxic, combustible or flammable liquids, gases or vapors.

Section 320 Fuel Modification Requirements for New Construction is hereby added as follows:

320 Fuel Modification Requirements for New Construction. All new buildings to be built or installed in areas with or adjacent to land having hazardous combustible vegetation shall comply with the requirements in the edition of OCFA Vegetation Management Guidelines currently in use at the time of plan submittal.

Section 321 Clearance of brush or vegetation growth from roadways is hereby added as follows:

321 Clearance of brush or vegetation growth from roadways. The fire code official is authorized to cause areas within 10 feet (3048 mm) on each side of portions of highways and private streets which are improved, designed or ordinarily used for vehicular traffic, to be cleared of flammable vegetation and other combustible growth. Measurement shall be from the flow-line or the end of the improved edge of the roadway surfaces.

Exception: Single specimens of trees, ornamental shrubbery or cultivated ground cover such as green grass, ivy, succulents or similar plants used as ground covers, provided that they do not form a means of readily transmitting fire.

Section 322 Unusual Circumstances is hereby added as follows:

322 Unusual circumstances. The fire code official may suspend enforcement of the vegetation management requirements and require reasonable alternative measures designed to advance the purpose of this code if determined that in any specific case that any of the following conditions exist:

1. Difficult terrain.
2. Danger of erosion.
3. Presence of plants included in any state and federal resources agencies, California Native Plant Society and county-approved list of wildlife, plants, rare, endangered and/or threatened species.
4. Stands or groves of trees or heritage trees.
5. Other unusual circumstances that make strict compliance with the clearance of vegetation provisions undesirable or impractical.

Section 323 Use of Equipment is hereby added as follows:

323 Use of equipment. Except as otherwise provided in this section, no person shall use, operate, or cause to be operated in, upon or adjoining any hazardous

fire area any internal combustion engine which uses hydrocarbon fuels, unless the engine is equipped with a spark arrester as defined in Section 323.1 maintained in effective working order, or the engine is constructed, equipped and maintained for the prevention of fire.

Exception:

1. Engines used to provide motor power for trucks, truck tractors, buses, and passenger vehicles, except motorcycles, are not subject to this section if the exhaust system is equipped with a muffler as defined in the Vehicle Code of the State of California.

2. Turbocharged engines are not subject to this section if all exhausted gases pass through the rotating turbine wheel, there is no exhaust bypass to the atmosphere, and the turbocharger is in good mechanical condition

Section 323.1 Spark Arresters is hereby added as follows:

323.1 Spark arresters. Spark arresters shall comply with the following:

1. A spark arrester is a device constructed of nonflammable material specifically for the purpose of removing and retaining carbon and other flammable particles over 0.0232 of an inch (0.58 mm) in size from the exhaust flow of an internal combustion engine that uses hydrocarbon fuels or which is qualified and rated by the United States Forest Service.

2. Spark arresters affixed to the exhaust system of engines or vehicles subject to Section 322 shall not be placed or mounted in such a manner as to allow flames or heat from the exhaust system to ignite any flammable material.

Section 324 Restricted Entry is hereby added as follows:

324 Restricted entry. The fire code official shall determine and publicly announce when hazardous fire areas shall be closed to entry and when such areas shall again be opened to entry. Entry on and occupation of hazardous fire areas, except public roadways, inhabited areas or established trails and camp sites which have not been closed during such time when the hazardous fire area is closed to entry, is prohibited.

Exception:

1. Residents and owners of private property within hazardous fire areas and their invitees and guests going to or being upon their lands.

2. Entry, in the course of duty, by peace or police officers, and other duly authorized public officers, members of a fire department and members of the United States Forest Service.

Section 325 Trespassing on posted property is hereby added as follows:

325 Trespassing on posted property. *When the fire code official determines that a specific area within a hazardous fire area presents an exceptional and continuing fire danger because of the density of natural growth, difficulty of terrain, proximity to structures or accessibility to the public, such areas shall be closed until changed conditions warrant termination of closure. Such areas shall be posted as hereinafter provided.*

- 1. Signs. Approved signs prohibiting entry by unauthorized persons and referring to applicable fire code chapters shall be placed on every closed area.*
- 2. Trespassing. Entering and remaining within areas closed and posted is prohibited.*

Exception: *Owners and occupiers of private or public property within closed and posted areas, their guests or invitees, and local, state and federal public officers and their authorized agents acting in the course of duty.*

Section 326 Sky Lanterns or similar devices is hereby added as follows:

326 Sky Lanterns or similar devices. *Possession or use of a sky lantern or similar device employing a candle, flame or other potential ignition source shall be prohibited.*

Chapter 5 Fire Service Features

Chapter 5 Fire Service Features is adopted in its entirety with the following amendments:

SECTION 503.2.1 Dimensions is revised as follows:

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). Street widths are to be measured from top face of curb to top face of curb, on streets with curb and gutter, and from flow-line to flow-line on streets with rolled curbs.

SECTION 503.2.1.1 Hazardous Fire Area is added as follows:

503.2.1.1 Hazardous Fire Areas. *In Hazardous Fire Areas the minimum fire apparatus road width shall be 28 feet (8530 mm). The width shall be maintained to an approved point outside of the Hazardous Fire Area.*

Exception: *When the road serves no more than three dwelling units and the road does not exceed 150 feet in length, the road width may be 24 feet (7300 mm). This length may be increased to 400 feet where serving no more than three dwelling units and all structures accessed from the roadway are protected by automatic fire sprinklers.*

Section 505.1 Address Identification is revised as follows:

505.1 Address identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm) for R-3 occupancies, for all other occupancies the numbers shall be a minimum of 6 inches high with a minimum stroke width of 1 inch. 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 numbers shall be maintained.

Section 510.1 Emergency responder radio coverage is revised as follows:

510.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. The Emergency responder radio coverage system shall comply with one of the following:

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 in lieu 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 could have a negative impact on~~

~~normal operations of the facility, the fire code official shall have the authority to accept an automatically activated emergency responder radio coverage system,~~

~~*1. An emergency radio system installed in accordance with the local authority having jurisdiction's ordinance.*~~

~~*2. An emergency radio coverage system installed in accordance with Orange County Fire Authority's Emergency Responder Digital Radio Guideline*~~

Exceptions:

~~*1. Where it is determined by the fire code official that the radio coverage system is not needed.*~~

~~*2. In facilities where emergency responder radio coverage is required and such systems, components or equipment could have a negative impact on normal operations of the facility, the fire code official shall have the authority to accept an automatically activated emergency responder radio coverage system.*~~

Sections 510.2; 510.3; 510.4; 510.5; 510.6 are hereby deleted without replacement:

Chapter 6 Building Services and Systems

Chapter 6 Building Services and Systems is adopted in its entirety with the following amendments

Section 608.1 Scope is hereby amended as follows:

608.1 Scope. Stationary storage battery systems having an electrolyte capacity of more than 50 gallons (189 L) for flooded lead acid, nickel cadmium (Ni-Cd) and valve-regulated lead acid (VRLA), or 1,000 pounds (454 kg) for lithium-ion and lithium metal polymer, used for facility standby power, emergency power or uninterruptible power supplies shall comply with this section and Table 608.1. *Indoor charging systems for electric carts/cars with more than 50 gallons (189 L) aggregate quantity shall comply with Section 608.10.*

Section 608.10 Indoor charging of electric carts/cars is hereby added as follows:

608.10 Indoor charging of electric carts/cars. *Indoor charging of electric carts/cars where the combined volume of all battery electrolyte exceeds 50 gallons shall comply with following:*

- 1. Spill control and neutralization shall be provided and comply with Section 608.5.*
- 2. Room ventilation shall be provided and comply with Section 608.6.1*

3. Signage shall be provided and comply with Section 608.7.1
4. Smoke detection shall be provided and comply with Section 907.2

Section 903.2 Where required is hereby revised as follows:

903.2 Where required. Approved automatic sprinkler systems in ~~new~~ buildings and structures shall be provided when one of the following conditions exists in the locations described in Sections 903.2.1 through 903.2.12:

1. **New buildings:** Notwithstanding any applicable provisions of Sections 903.2.1 through 903.2.19, an automatic fire-extinguishing system shall also be installed in all occupancies when the total building area exceeds 5,000 square feet (465 m²) as defined in Section 202, regardless of fire areas or allowable area, or is more than two stories in height.
2. **Existing Buildings:** Notwithstanding any applicable provisions of this code, an automatic sprinkler system shall be provided in an existing building when an addition occurs and one of the following conditions exists:
 - a. When an addition is 33% or more of the existing building area, and the resulting building area exceeds 5000 square feet (465 m²) as defined in Section 202; or
 - b. When an addition exceeds 2000 square feet (186 m²) and the resulting building area exceeds 5000 square feet (465 m²) as defined in Section 202; or
 - c. An additional story is added above the second floor regardless of fire areas or allowable area.

Exception: Group R-3 occupancies shall comply with Section 903.2.8.

Section 903.2.8 Group R is hereby revised as follows:

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 as follows:

1. **New Buildings:** An automatic sprinkler system shall be installed throughout all new buildings.
2. **Existing R-3 Buildings:** An automatic sprinkler system shall be installed throughout when one of the following conditions exists:

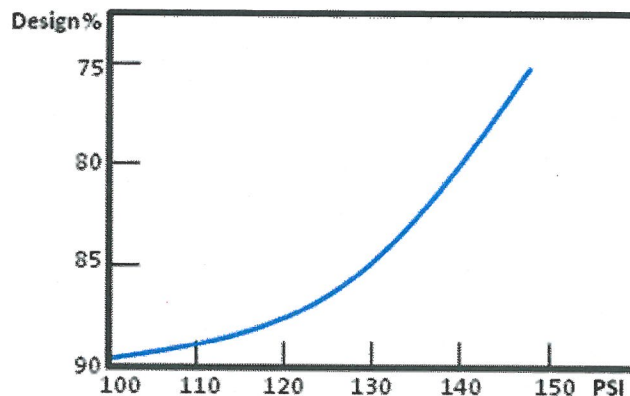
- a. When an addition is 33% or more of the existing building area as defined in Section 202, and greater than 1000 square feet (93 m²) within a two year period; or
- b. An addition when the existing building is already provided with automatic sprinklers; or.
- c. When an existing Group R Occupancy is being substantially renovated, and where the scope of the renovation is such that the Building Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.

Section 903.3.5.3 Hydraulically calculated systems is hereby added as follows:

903.3.5.3 Hydraulically calculated systems. The design of hydraulically calculated fire sprinkler systems shall not exceed 90% of the water supply capacity

Exception: When static pressure exceeds 100 psi, and required by the Fire Code Official, the fire sprinkler system shall not exceed water supply capacity specified by Table 903.3.5.3

TABLE 903.3.5.3
Hydraulically Calculated Systems



Section 903.4 Sprinkler system supervision and alarms is hereby revised by deleting item 3 and 5, and renumbering the Exceptions as follows:

1. Automatic sprinkler systems protecting one- and two-family dwellings.
2. Limited area systems serving fewer than 20 sprinklers.
- ~~3. Automatic sprinkler systems installed in accordance with NFPA 13R where a common supply main is used to supply both domestic water and the automatic sprinkler system, and a separate shutoff valve for the automatic sprinkler system is not provided.~~
3. Jockey pump control valves that are sealed or locked in the open position.

- ~~5. Control valves to commercial kitchen hoods, paint spray booths or dip tanks that are sealed or locked in the open position.~~
4. ~~6.~~ Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position.
5. ~~7.~~ Trim valves to pressure switches in dry, preaction and deluge sprinkler systems that are sealed or locked in the open position.

Section 905.4 Location of Class I standpipe hose connections is hereby amended by adding item 7 as follows:

7. The centerline of the 2.5 inch (63.5 mm) outlet shall be no less than 18 inches (457.2 mm) and no more than 24 inches above the finished floor.

Section 907.2.13 High-rise buildings is hereby revised as follows:

907.2.13 High-rise buildings and Group I-2 occupancies having occupied floors located more than 75 55 feet above the lowest level of fire department vehicle access. High-rise buildings and Group I-2 occupancies having occupied floors located more than 75 55 feet above the lowest level of fire department vehicle access shall be provided with an automatic smoke detection system in accordance with Section 907.2.13.1, a fire department communication system in accordance with Section 907.2.13.2 and an emergency voice/alarm communication system in accordance with Section 907.6.2.2.

Exceptions:

1. Airport traffic control towers in accordance with Section 907.2.22 and Section 412 of the California Building Code.
2. Open parking garages in accordance with Section 406.5 of the California Building Code.
3. Buildings with an occupancy in Group A-5 in accordance with Section 303.1 of the California Building Code.
4. Low-hazard special occupancies in accordance with Section 503.1.1 of the California Building Code.
5. In Group I-2 and R-2.1 occupancies, the alarm shall sound at a constantly attended location and occupant notification shall be broadcast by the emergency voice/alarm communication system

Section 907.3.1 Duct smoke detectors is hereby amended as follows:

907.3.1 Duct smoke detectors. Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is installed. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the California Mechanical Code. Duct smoke detectors shall not be used as a substitute for required open area detection.

Exception:

- ~~1. The supervisory signal at a constantly attended location is not required where duct smoke detectors activate the building's alarm notification appliances.~~
2. In occupancies not required to be equipped with a fire alarm system, actuation of a smoke detector shall activate a visible and an audible signal in an approved location. Smoke detector trouble conditions shall activate a visible or audible signal in an approved location and shall be identified as air duct detector trouble.

Section 907.5.2.2 Emergency voice/alarm communication systems is revised as follows.

907.5.2.2 Emergency voice/alarm communication systems. Emergency voice/alarm communication systems required by this code shall be designed and installed in accordance with NFPA 72. The operation of any automatic fire detector, sprinkler waterflow device or manual fire alarm box shall automatically sound an alert tone followed by voice instructions giving approved information and directions for a general or staged evacuation in accordance with the building's fire safety and evacuation plans required by Section 404. In high-rise buildings and Group I-2 occupancies having occupied floors located more than ~~75~~ 55 feet above the lowest level of fire department vehicle access, the system shall operate on a minimum of the alarming floor, the floor above and the floor below. Speakers shall be provided throughout the building by paging zones. At a minimum, paging zones shall be provided as follows:

1. Elevator groups.
2. Exit stairways.
3. Each floor.
4. Areas of refuge as defined in Chapter 2.
5. Dwelling units in apartment houses.
6. Hotel guest rooms or suites.

Exception: In Group I-2 and R-2.1 occupancies, the alarm shall sound in a constantly attended area and a general occupant notification shall be broadcast over the overhead page.

Section 907.6.3.2 High-rise buildings is revised as follows.

907.6.3.2 High-rise buildings. High-rise buildings and Group I-2 occupancies having occupied floors located more than ~~75~~ 55 feet above the lowest level of fire department vehicle access, a separate zone by floor shall be provided for all of the following types of alarm-initiating devices where provided:

1. Smoke detectors.
2. Sprinkler water-flow devices.
3. Manual fire alarm boxes
4. Other approved types of automatic detection devices or suppression systems.

Section 907.6.5 Monitoring is revised as follows

907.6.5 Monitoring. Fire alarm systems required by this chapter or by the California Building Code shall be monitored by an approved supervising station in accordance with NFPA 72, ~~and this section,~~ *and per Orange County Fire Authority Guideline "New and Existing Fire Alarm & Signaling Systems."*

Chapter 20 Aviation Facilities

Chapter 20 Aviation Facilities is adopted in its entirety with the following amendments:

Section 2008 Emergency Helicopter Landing Facility (EHLF) and its subsections are hereby added as follows.

SECTION 2008 **Emergency Helicopter Landing Facility (EHLF)**

2008.1 General. Every building of any type of construction or occupancy having floors used for human occupancy located more than 75 ft above the lowest level of fire department vehicle access shall have a rooftop emergency helicopter landing facility (EHLF) in a location approved by the fire code official for use by fire, police, and emergency medical helicopters only.

2008.1.1 Rooftop Landing Pad. The landing pad shall be 50 ft. x 50 ft. or a 50 ft. diameter circle that is pitched or sloped to provide drainage away from access points and passenger holding areas at a slope of 0.5 percent to 2 percent. The landing pad surface shall be constructed of approved non-combustible, nonporous materials. It shall be capable of supporting a helicopter with a

maximum gross weight of 15,000 lbs. For structural design requirements, see California Building Code.

2008.1.2 Approach-Departure Path. The emergency helicopter landing facility shall have two approach-departure paths separated from each other by at least 90 degrees. No objects shall penetrate above the approach-departure paths. The approach-departure path begins at the edge of the landing pad, with the same width or diameter as the landing pad and rises outward and upward at a ratio of eight feet horizontal distance for every one foot of vertical height.

2008.1.3 Safety Area. The safety area is a horizontal plane level with the landing pad surface and shall extend 25 ft in all directions from the edge of the landing pad. No objects shall penetrate above the plane of the safety area.

2008.1.4 Safety Net. If the rooftop landing pad is elevated more than 30 in. (2'-6") above the adjoining surfaces, a 6 ft in wide horizontal safety net capable of supporting 25 lbs/sf shall be provided around the perimeter of the landing pad. The inner edge of the safety net attached to the landing pad shall be slightly dropped (greater than 5 in. but less than 18 in.) below the pad elevation. The safety net shall slope upward but the outer safety net edge shall not be above the elevation of the landing pad.

2008.1.5 Take-off and Landing Area. The takeoff and landing area shall be free of obstructions and 100 ft x 100 ft. or 100 ft. diameter.

2008.1.6 Wind Indicating Device. An approved wind indicating device shall be provided but shall not extend into the safety area or the approach-departure paths.

2008.1.7 Special Markings. The emergency helicopter landing facility shall be marked as indicated in Figure 2008.1.7.

2008.1.8 EHLF Exits. Two stairway exits shall be provided from the landing platform area to the roof surface. For landing areas less than 2,501 square feet in area, the second exit may be a fire escape or ladder leading to the roof surface below. The stairway from the landing facility platform to the floor below shall comply with CFC 1009.7.2 for riser height and tread depth. Handrails shall be provided, but shall not extend above the platform surface.

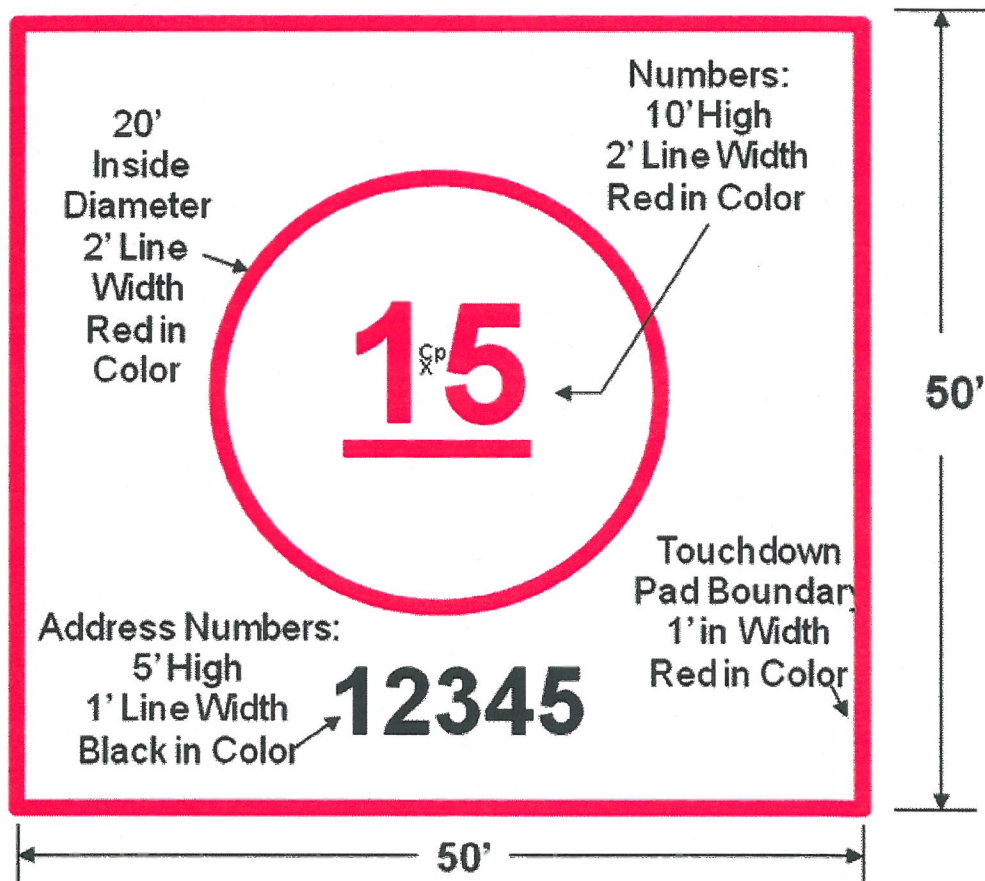
2008.1.9 Standpipe systems. The standpipe system shall be extended to the roof level on which the EHLF is located. All portions of the EHLF area shall be within 150 feet of a 2.5-inch outlet on a Class I or III standpipe.

2008.1.10 Fire extinguishers. A minimum of one portable fire extinguisher having a minimum 80-B:C rating shall be provided and located near the stairway or ramp to the landing pad. The fire extinguisher cabinets shall not penetrate the

approach-departure paths, or the safety area. Installation, inspection, and maintenance of extinguishers shall be in accordance with the CFC, Section 906.

2008.1.11 EHLF. Fueling, maintenance, repairs, or storage of helicopters is prohibited.

Figure 2008.1.2 Helicopter Landing Pad Markings



1. The preferred background is white or tan.
2. The circled center number indicates the allowable weight that the facility is capable of supporting in thousands of pounds.
3. The numbers shall be orientated towards the preferred flight (typically facing the prevailing wind)

Chapter 28 Lumber Yards and Woodworking Facilities

Chapter 28 Lumber Yards and Woodworking Facilities is adopted in its entirety with the following amendments:

Section 2801.2 Permit is hereby revised by adding the following statement to the last sentence:

2801.2 Permit. Permits shall be required as set forth in Section 105.6. For Miscellaneous Combustible Storage Permit, see Section 105.6.29.

Section 2808.2 Storage site is hereby revised as follows:

2808.2 Storage site. Storage sites shall be level and on solid ground or other all-weather surface. Sites shall be thoroughly cleaned and approval from the fire code official obtained before transferring wood-products to the site.

Section 2808.3 Size of piles is hereby revised as follows:

2808.3 Size of piles. Piles shall not exceed 25-15 feet (4572 mm) in height, 150 ~~50~~ feet (15 240 mm) in width and 250-100 feet (30 480 mm) in length.

Section 2808.7 Pile fire protection is hereby revised by adding the following statement to the last sentence:

2808.7 Pile fire protection. Automatic sprinkler protection shall be provided in conveyor tunnels and combustible enclosures that pass under a pile. Combustible conveyor systems and enclosed conveyor systems shall be equipped with an approved automatic sprinkler system. Oscillating sprinklers with a sufficient projectile reach are required to maintain a 40% to 60% moisture content and wet down burning/smoldering areas.

Section 2808.9 Material-handling equipment, is hereby revised by adding the following sentence at the beginning of the section:

2808.9 Material-handling equipment. All material handling equipment operated by an internal combustion engine shall be provided and maintained with an approved spark arrester. Approved material-handling equipment shall be available for moving wood chips, hogged material, wood fines and raw product during fire-fighting operations.

Section 2808.11 Temperature control, is hereby added as follows:

2808.11 Temperature control. The temperature shall be monitored and maintained as specified in Sections 2808.11.1 and 2808.11.2.

Section 2808.11.1 Pile temperature control, is hereby added as follows:

2808.11.1 Pile temperature control. *Piles shall be rotated when the internal temperature readings are in excess of 165 degrees Fahrenheit.*

Section 2808.11.2 New material temperature control, is hereby added as follows:

2808.11.2 New material temperature control. *New loads delivered to the facility shall be inspected and tested at the facility entry prior to taking delivery. Material with temperature exceeding 165 degrees Fahrenheit shall not be accepted on the site. New loads shall be monitored to verify that the temperature remains stable.*

Chapter 49 Requirements for Wildland-Urban Interface Fire Areas

Chapter 49 Requirements for Wildland-Urban Interface Fire Areas is adopted in its entirety with the following amendments:

Section 4906.3 Vegetation is hereby revised by adding Section “(5)” as follows:

(5) OCFA Vegetation Management Guidelines.

Section 4908 Fuel Modification Requirements for New Construction is hereby added as follows:

4908 Fuel Modification Requirements for New Construction. *All new buildings to be built or installed in hazardous fire areas shall comply with the following:*

- 1. Preliminary fuel modification plans shall be submitted to and approved by the fire code official concurrent with the submittal for approval of any tentative map.*
- 2. Final fuel modification plans shall be submitted to and approved by the fire code official prior to the issuance of a grading permit.*
 - 2.1 The fuel modification plan shall include provisions for the maintenance of the fuel modification for perpetuity.*
- 3. The fuel modification plans shall meet the criteria set forth in the Fuel Modification Section of the Orange County Fire Authority Vegetation Management Guidelines.*
- 4. The fuel modification plan may be altered if conditions change. Any alterations to the fuel modification areas shall have prior approval from the fire code official.*

5. All elements of the fuel modification plan shall be maintained in accordance with the approved plan and are subject to the enforcement process outlined in the Fire Code.

Chapter 50 Hazardous Materials – General Provisions

Chapter 50 Hazardous Materials – General Provisions is adopted in its entirety with the following amendments.

Section 5001.5.2 Hazardous Materials Inventory Statement (HMIS), is hereby amended by modifying the starting paragraph as follows:

5001.5.2 Hazardous Materials Inventory Statement (HMIS). Where required by the fire code official, an application for a permit shall include HMIS, ~~such as (SARA), Superfund Amendments and Reauthorization Act of 1986 Title III, Tier II Report or other approved statement.~~ Orange County Fire Authority's Chemical Classification Packet, which shall be completed and approved prior to approval of plans, and/or the storage, use or handling of chemicals on the premises. The Chemical Classification Packet shall include the following information:

1. Product Name
2. Component
3. Chemical Abstract Service (CAS) number
4. Location where stored or used.
5. Container size
6. Hazard classification
7. Amount in storage
8. Amount in use-closed systems
9. Amount in use-open systems.

Table 5003.1.1(1) Maximum Allowable Quantity per Control Area of Hazardous Materials Posing a Physical Hazard is hereby amended by deleting Footnote K without replacement as follows:

~~(k) A maximum quantity of 200 pounds of solid or 20 gallons of liquid Class 3 oxidizers is allowed when such materials are necessary for maintenance purposes, operation or sanitation of equipment when the storage containers and the manner of storage are approved.~~

Section 5003.1.1.1 Extremely Hazardous Substances is hereby added as follows:

5003.1.1.1 Extremely Hazardous Substances. No person shall use or store any amount of extremely hazardous substances (EHS) in excess of the disclosable amounts (see Health and Safety Code Section 25500 et al) in a residential zoned or any residentially developed property.

Section 5003.5 Hazard identification signs is hereby amended by modifying the NFPA standard as follows:

5003.5 Hazard identification signs. Unless otherwise exempted by the fire code official, visible hazard identification signs as specified in ~~NFPA 704~~ the Orange County Fire Authority Signage Guidelines for the specific material contained shall be placed on stationary containers and above-ground tanks and at entrances to locations where hazardous materials are stored, dispensed, used or handled in quantities requiring a permit and at specific entrances and locations designated by the fire code official.

Chapter 55 Cryogenic Fluids

Chapter 55 Cryogenic Fluids is adopted in its entirety with the following amendment.

Section 5503.4.1 Identification signs is hereby revised as follows:

5503.4.1 Identification signs. Visible hazard identification signs in accordance with ~~NFPA 704~~ the Orange County Fire Authority Signage Guidelines shall be provided at entrances to buildings or areas in which cryogenic fluids are stored, handled or used.

Chapter 56 Explosives and Fireworks

Chapter 56 Explosives and Fireworks California Fire Code Chapter 56 is adopted in its entirety with the following amendments:

Section 5601.2 Retail Fireworks is hereby added as follows:

5601.2 Retail Fireworks. *The storage, use, sale, possession, and handling of fireworks 1.4G (commonly referred to as Safe & Sane) and fireworks 1.3G is prohibited.*

Exception – *Fireworks 1.4G and fireworks 1.3G may be part of an electrically fired public display when permitted and conducted by a licensed pyrotechnic operator*

Section 5601.3 Seizure of Fireworks is hereby added as follows:

5601.3 Seizure of Fireworks. *The fire code official shall have the authority to seize, take, remove all fireworks stored, sold, offered for sale, used or handled in violation of the provisions of Title 19 CCR, Chapter 6. Any seizure or removal*

pursuant to this section shall be in compliance with all applicable statutory, constitutional, and decisional law.

Section 5602 Explosives and blasting is hereby added as follows:

5602 Explosives and blasting. Explosives shall not be possessed, kept, stored, sold, offered for sale, given away, used, discharged, transported or disposed of within wildland-urban interface areas, or hazardous fire areas except by permit from the fire code official.

Section 5608.1 General is hereby revised as follows:

5608.1 GENERAL. Outdoor fireworks displays, use of pyrotechnics before a proximate audience and pyrotechnic special effects in theatrical and group entertainment productions shall comply with California Code of Regulations, Title 19, Division 1, Chapter 6 Fireworks, the Orange County Fire Authority Guidelines for Public Fireworks Displays, and with the conditions of the permit as approved by the fire code official.

Section 5608.2 Firing is hereby added as follows:

5608.2 Firing. All fireworks displays shall be electrically fired.

Chapter 57 Flammable and Combustible Liquids

Chapter 57 Flammable and Combustible Liquids is adopted in its entirety with the following amendment.

Section 5704.2.3.2 Label or placard is hereby amended by modifying the NFPA standard as follows:

5704.2.3.2 Label or placard. Tanks more than 100 gallons (379 L) in capacity, which are permanently installed or mounted and used for the storage of Class I, II or III liquids, shall bear a label and placard identifying the material therein. Placards shall be in accordance with ~~NFPA 704~~ the Orange County Fire Authority Signage Guidelines.

Chapter 60 Highly Toxic and Toxic Materials

Chapter 60 Highly Toxic and Toxic Materials is adopted in its entirety with the following amendments.

Section 6004.2.2.7 Treatment system is hereby amended by modifying the exceptions as follows:

Exception:

~~1. Highly toxic and toxic gases storage. A treatment system is not required for cylinders, containers and tanks in storage when all of the following controls are provided:~~

- ~~1.1. Valve outlets are equipped with gas-tight outlet plugs or caps.~~
- ~~1.2. Handwheel operated valves have handles secured to prevent movement.~~
- ~~1.3. Approved containment vessels or containment systems are provided in accordance with Section 6004.2.2.3.~~

2. 1. Toxic gases – storage/use. Treatment systems are not required for toxic gases supplied by cylinders or portable tanks not exceeding 1,700 pounds (772 kg) water capacity when the following are provided:

2.1.1 A listed or approved gas detection system with a sensing interval not exceeding 5 minutes.

2.2-1.2. For storage, valve outlets are equipped with gas-tight outlet plugs or caps.

2.2-1.3 For use, A-a listed or and approved automatic-closing fail-safe valve located immediately adjacent to cylinder valves. The fail-safe valve shall close when gas is detected at the permissible exposure limit (PEL) by a gas detection system monitoring the exhaust system at the point of discharge from the gas cabinet, exhausted enclosure, ventilated enclosure or gas room. The gas detection system shall comply with Section 6004.2.2.10.

Chapter 80 Referenced Standards

Chapter 80 Referenced Standards is adopted in its entirety with the following amendments:

NFPA 13, 2013 Edition, Standard for the Installation of Sprinkler Systems is hereby amended as follows:

Section 6.8.3 is hereby revised as follows:

6.8.3 Fire department connections (FDC) shall be of an approved type. The FDC shall contain a minimum of two 2 ½" inlets. The location shall be approved and be no more than 150 feet from a public hydrant. The FDC may be located within 150 feet of a private fire hydrant when approved by the fire code official. The size of piping and the number of inlets shall be approved by the fire code official. If acceptable to the water authority, it may be installed on the backflow assembly. Fire department inlet connections shall be painted OSHA safety red. When the fire

sprinkler density design requires 500 gpm (including inside hose stream demand) or greater, or a standpipe system is included, four 2 ½" inlets shall be provided.

Section 8.3.3.1 is hereby revised as follows:

8.3.3.1. When fire sprinkler systems are installed in shell buildings of undetermined use (Spec Buildings) other than warehouses (S occupancies), fire sprinklers of the quick-response type shall be used. Use is considered undetermined if a specific tenant/occupant is not identified at the time the fire sprinkler plan is submitted.

Sprinklers in light hazard occupancies shall be one of the following:

- (1) Quick-response type as defined in 3.6.4.7
- (2) Residential sprinklers in accordance with the requirements of 8.4.5
- (3) Standard-response sprinklers used for modifications or additions to existing light hazard systems equipped with standard-response sprinklers
- (4) Standard-response sprinklers used where individual standard-response sprinklers are replaced in existing light hazard systems

Section 8.17.1.1.1 is hereby added as follows

8.17.1.1.1 Residential Waterflow Alarms. A local water-flow alarm shall be provided on all sprinkler systems and shall be connected to the building fire alarm or water-flow monitoring system, where provided. Group R occupancies not requiring a fire alarm system by the California Fire Code shall be provided with a minimum of one approved interior alarm device in each unit. Sound levels in all sleeping areas shall be minimum of 15 DBA above the average ambient sound or a minimum of 75 DBA with all intervening doors closed, whichever is greater. Alarms shall be audible within all other living areas within each dwelling unit. When not connected to a fire alarm or water-flow monitoring system, audible devices shall be powered from an uninterruptible circuit (except for over-current protection) serving normally operated appliances in the residence.

Section 11.1.1.2 is hereby added as follows:

11.1.1.2 When fire sprinkler systems are required in buildings of undetermined use other than warehouses, they shall be designed and installed to have a fire sprinkler density of not less than that required for an Ordinary Hazard Group 2 use, with no reduction(s) in density or design area. Warehouse fire sprinkler systems shall be designed to Figure 16.2.1.3.2 (d) curve "G". Use is considered undetermined if a specific tenant/occupant is not identified at the time the sprinkler plan is submitted. Where a subsequent occupancy requires a system with greater capability, it shall be the responsibility of the occupant to upgrade the system to the required density for the new occupancy.

Section 11.2.3.1.1.1 is hereby added as follows:

11.2.3.1.1.1 The available water supply for fire sprinkler system design shall be determined by one of the following methods, as approved by the Fire Code Official:

- 1) Subtract the project site elevation from the low water level for the appropriate pressure zone and multiply the result by 0.433;
- 2) Use a maximum of 40 psi, if available;
- 3) Utilize the Orange County Fire Authority water-flow test form/directions to document a flow test conducted by the local water agency or an approved third party licensed in the State of California.

Section 23.2.1.1 is hereby revised as follows:

Section 23.2.1.1 Where a waterflow test is used for the purposes of system design, the test shall be conducted no more than 42 6 months prior to working plan submittal unless otherwise approved by the authority having jurisdiction.

NFPA 13R 2013 Edition, Installation of Sprinkler System in Residential Occupancies up to and Including Four Stories in Height is hereby amended as follows:

Section 6.16.1 is hereby revised as follows:

6.16.1 A local water-flow alarms shall be provided on all sprinkler systems and shall be connected to the building fire alarm or water-flow monitoring system where provided. Group R occupancies containing less than the number of stories, dwelling units or occupant load specified in Section 907.2.8 of the 2010 California Fire Code as requiring a fire alarm system shall be provided with a minimum of one approved interior alarm device in each unit. Sound levels in all sleeping areas shall be a minimum of 15 dBA above the average ambient sound or a minimum of 75 dBA with all intervening doors closed, whichever is greater. Alarms shall be audible within all other living areas within each dwelling unit. When not connected to a fire alarm or water-flow monitoring system, audible devices shall be powered from an uninterruptible circuit (except for over-current protection) serving normally operated appliances in the residence.

There shall also be a minimum of one exterior alarm indicating device, listed for outside service and audible from the access roadway that serves that building.

NFPA 13D 2013 Edition, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes is hereby amended as follows:

Section 4.1.3 is hereby added as follows:

4.1.3 Stock of Spare Sprinklers

Section 4.1.3.1 is hereby added as follows:

4.1.3.1. A supply of at least two sprinklers for each type shall be maintained on the premises so that any sprinklers that have operated or been damaged in any way can be promptly replaced.

Section 4.1.5.2 is hereby added as follows:

4.1.3.2 The sprinklers shall correspond to the types and temperature ratings of the sprinklers in the property.

Section 4.1.3.3 is hereby added as follows:

4.1.3.3 The sprinklers shall be kept in a cabinet located where the temperature to which they are subjected will at no time exceed 100 °F (38°C).

Section 4.1.3.4 is hereby added as follows:

4.1.3.4 A special sprinkler wrench shall be provided and kept in the cabinet to be used in the removal and installation of sprinklers. One sprinkler wrench shall be provided for each type of sprinkler installed.

Section 7.1.2 is hereby revised as follows:

7.1.2 The system piping shall not have a separate control valve unless supervised by *a central station, proprietary, or remote station alarm service.* ~~one of the following methods:~~

- ~~(1) Central station, proprietary, or remote station alarm service.~~
- ~~(2) Local alarm service that causes the sounding of an audible signal at a constantly attended location.~~
- ~~(3) Valves that are locked open.~~

Section 7.6 is hereby deleted in its entirety and replaced as follows:

7.6 Alarms. ~~Local waterflow alarms shall be provided on all sprinkler systems in homes not equipped with smoke alarms or smoke detectors in accordance with NFPA 72, National Fire Alarm and Signaling Code.~~ *Exterior alarm indicating device shall be listed for outside service and audible from the street from which the house is addressed. Exterior audible devices shall be placed on the front or side of the structure and the location is subject to final approval by the fire code official. Additional interior alarm devices shall be required to provide 55 dBA or 15 dBA above ambient, whichever is greater. Sound levels in all sleeping areas with all intervening doors closed shall be a minimum of 15 dBA above the average ambient sound level but not less than 75 dBA, whichever is greater.*

Audible devices shall be powered from an uninterruptible circuit (except for over-current protection) serving normally operated appliances in the residence.

Exception:

1. When an approved water flow monitoring system is installed, interior audible devices may be powered through the fire alarm control panel.
2. When smoke detectors specified under CBC Section 907.2.11 are used to sound an alarm upon waterflow switch activation.

NFPA 14, 2013 Edition, Installation of Standpipe and Hose Systems is hereby amended as follows:

Section 7.3.1.1 is hereby is deleted in its entirety and replaced as follows:

7.3.1.1 Class I and III Standpipe hose connections shall be unobstructed and shall be located not less than 18 inches or more than 24 inches above the finished floor. Class II Standpipe hose connections shall be unobstructed and shall be located not less than 3 feet or more than 5 feet above the finished floor.

NFPA 24, 2013 Edition, Standard for the Installation of Private Fire Service Mains and Their Appurtenances is hereby amended as follows:

Section 6.2.1.1 is hereby added as follows:

6.2.1.1 The closest upstream indicating valve to the riser shall be painted OSHA red.

Section 6.2.11 (5) is hereby deleted without replacement and (6) and (7) renumbered:

~~6.2.11 (5) A nonindicating valve, such as an underground gate valve with an approved roadway box, complete with T wrench, located not less than 40 ft (12m) from the building.~~

~~(a) For buildings less than 40 feet (12m) in height, a non-indicating valve, such as an underground gate valve with an approved roadway box, complete with T wrench, shall be permitted to be closer than 40 ft (12 m), but at least as far from the building as the height of the wall facing the backflow preventer.~~

~~(65) Control Valves installed in a fire-rated room accessible from the exterior.~~

~~(76) Control valves in a fire-rated stair enclosure accessible from the exterior as permitted by the authority having jurisdiction.~~

Section 6.3.3 is hereby added as follows:

Section 6.3.3 All post indicator valves controlling fire suppression water supplies shall be painted OSHA red.

Section 10.1.6.3 is hereby added as follows:

10.1.6.3 All ferrous pipe shall be coated and wrapped. Joints shall be coated and wrapped after assembly. All fittings shall be protected with a loose 8-mil polyethylene tube. The ends of the tube shall extend past the joint by a minimum of 12 inches and be sealed with 2 inch wide tape approved for underground use. Galvanizing does not meet the requirements of this section.

Exception: 304 or 316 Stainless Steel pipe and fittings

Section 10.3.6.2 is hereby revised as follows:

10.3.5.2 All bolted joint accessories shall be cleaned and thoroughly coated with asphalt or other corrosion-retarding material, prior to poly-tube, and after installation.

Exception: Bolted joint accessories made from 304 or 316 stainless steel.

Section 10.3.6.3 is hereby added as follows:

10.3.5.3 All bolts used in pipe-joint assembly shall be 316 stainless steel.

Section 10.6.3.1 is hereby deleted and replaced as follows:

~~**10.6.3.1** The requirements of 10.6.2(s) and 10.6.2(3) shall not apply where the fire service mains enter under the building no more than 10 feet (3 m) as measured from the outside edge of the building to the center of the vertical pipe. Where fire service mains enter the building adjacent to the foundation, the pipe may run under a building to a maximum of 24 inches, as measured from the interior face of the exterior wall to the center of the vertical pipe. The pipe under the building or building foundation shall be 304 or 316 stainless steel and shall not contain mechanical joints or it shall comply with 10.6.2.~~

Section 10.6.4 is hereby revised as follows:

10.6.4 Pipe joints shall not be located under foundation footings. The pipe under the building or building foundation shall be 304 or 316 stainless steel and shall not contain mechanical joints.

Appendix A is adopted in its entirety without amendments.

Appendix B is adopted in its entirety without amendments.

Appendix BB is adopted in its entirety without amendments:

Appendix C is adopted in its entirety without amendments:

Appendix CC is adopted in its entirety without amendments:

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RESOLUTION NO. 13-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, SETTING FORTH FINDINGS WITH RESPECT TO LOCAL CONDITIONS WITHIN THE CITY THAT JUSTIFY CERTAIN MODIFICATIONS AND CHANGES TO THE CALIFORNIA BUILDING CODE, THE CALIFORNIA FIRE CODE, THE CALIFORNIA PLUMBING CODE, THE CALIFORNIA MECHANICAL CODE, THE CALIFORNIA ELECTRICAL CODE, THE CALIFORNIA RESIDENTIAL CODE, AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE

WHEREAS, California Health and Safety Code Section 17958 provides that the City of Laguna Woods shall adopt ordinances and regulations imposing the same or modified or changed requirements as are contained in the regulations adopted by the State of California pursuant to California Health and Safety Code Section 17922; and

WHEREAS, the State of California is mandated by California Health and Safety Code Section 17922 to impose the same requirements as are contained in the most recent edition of the California Building Code, California Fire Code, the California Plumbing Code, the California Mechanical Code, the California Electrical Code, the California Residential Code, and the California Green Building Standards Code (hereinafter referred to collectively as “Codes”); and

WHEREAS, California Health and Safety Code Section 17958.5(a) permits the City of Laguna Woods to make modifications or changes to the Codes, which are reasonably necessary because of local climatic, geographic, or topographic conditions; and

WHEREAS, California Health and Safety Code Section 17958.7 requires that the City Council, before making any modifications or changes to the Codes, shall make an express finding that such changes or modifications are reasonably necessary because of local climatic, geographic, or topographic conditions; and

WHEREAS, the Building Official has recommended that changes and modifications be made to the Codes and has advised that certain said changes and modifications to the California Building Code, 2013 Edition and the California Plumbing Code, 2013 Edition and the California Mechanical Code, 2013 Edition and the California Electrical Code, 2013 Edition and the California Fire Code, 2013 Edition and the California Residential Code, 2013 Edition and the California

Green Building Standards Code, 2013 Edition are reasonably necessary due to local conditions in the City of Laguna Woods; and

WHEREAS, the Orange County Fire Authority has recommended with the Building Official's concurrence that changes and modifications be made to the Codes and has advised that certain said changes and modifications to the California Building Code, 2013 Edition and the California Residential Code, 2013 Edition and the California Fire Code, 2013 Edition are reasonably necessary due to local conditions in the City of Laguna Woods.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. Amendments related to life and fire safety contained in Sections {403, 412, 501.2, 504, 506.3, 506.4.1, 506.5, 718.3.2, 717.3.3, 718.4.3, 903.2, 903.2.8, 903.4, 905.4, 907.2.13, 907.3.1, 907.5.2.2, 907.6.3.2, 1505.1.3 & .5 & .7, 3109.4.4.1 & .2} of the 2013 Edition of the California Building Code, and Sections {R301.9, R302.6, R309.6, R313.1 & .2, R313.3.6.2.2, R319, R327.1.6, R403.1.6, R403.1.6.1, R405.1, R902.1 7 .1.3 & .2, R1001.13 & 14 & 14.1 & 14.2} of the 2013 Edition of the California Residential Code, and Section {310.10} of the 2013 Edition of the California Electrical Code, as recommended by the Building Official are hereby found to be reasonably necessary due to the following local conditions:

A. Climatic Conditions

1. Hot, dry Santa Ana winds are common to all areas within the City of Laguna Woods and Orange County in general. These winds, which can cause small fires to spread quickly, are a contributing factor to the high fire danger in the area, and create the need for an increased level of fire protection. This added protection will supplement normal fire department response available and provide immediate protection for life and safety of multiple occupants during fire occurrences.
2. Orange County and the City of Laguna Woods are located in a semi-arid Mediterranean type climate which predisposes all fuels, including wood shingles, to rapid ignition and spread of fire. Therefore, there exists a need for additional fire protection measures.
3. The warm, dry climate is conducive to swimming pools which creates a

higher probability of child drowning where pools are unprotected.

B. Geologic Conditions

1. Orange County and the City of Laguna Woods are located in a highly active seismic area. There are earthquake faults that run along both the northeastern and southwestern boundaries of Orange County. The Newport-Inglewood Fault Zone (NIFZ) which runs through Orange County was the source of the destructive 1933 Long Beach earthquake (6.3 magnitude, hypocenter off Newport Beach coast), which took 120 lives, with areas damaged from Laguna Beach to Marina del Rey and inland to Whittier, and poses one of the greatest hazards to lives and property in the nation. Regional planning for reoccurrence is recommended by the State of California, Department of Conservation. There was also an earthquake in December 1989, with the epicenter located near the City of Irvine. The fault on which this quake occurred was unknown prior to this activity. The October 17, 1989, Santa Cruz earthquake resulted in only one major San Francisco fire in the Marina district, but when combined with the 34 other fires and over 500 responses, the department was taxed to its full capabilities. The Marina fire was difficult to contain because mains supplying water to the district burst during the earthquake. If more fires had been ignited by the earthquake, it would have been difficult for the fire department to contain them. Experts predict a major earthquake in our area within the next 50 years. This situation creates the need for both additional fire protection measures and automatic on-site fire protection for building occupants since a multitude of fires may result from breakage of gas and electric lines as a result of an earthquake. As noted by "Planning Scenario on a Major Earthquake on the Newport-Inglewood Fault Zone, 1988, State Department of Conservation," page 59, "unfortunately, barely meeting the minimum earthquake standards of building codes places a building on the verge of being legally unsafe."
2. Traffic and circulation congestion presently existing in the City of Laguna Woods often places fire department response time to fire occurrences at risk. This condition will be exacerbated by any major disaster, including any earthquake wherein damage to the highway system will occur. This condition makes the need for additional on-site protection for property occupants necessary.
3. Placement of multiple occupancy buildings, location of arterial roads, and fire department staffing constraints due to recent revenue-limiting state

legislation have made it difficult for the fire department to locate additional fire stations and provide manpower sufficient to concentrate fire companies and personnel to control fires in high density apartment or condominium buildings. Fire Department equipment does not allow easy access to areas of buildings greater than 55 feet above the level of Fire Department vehicle access. These conditions create the need for built-in on-site fire protection systems to protect occupants and property until fire fighting apparatus and personnel arrive on the scene.

The City of Laguna Woods is located in an area subject to a climatic condition of high winds and low humidity. This combination of events creates an environment, which is conducive to rapidly spreading fires. Control of such fires requires rapid response. Obstacles generated by a strong wind, such as fallen trees, street lights and utility poles, and the requirement to climb 75 feet vertically up flights of stairs will greatly impact the response time to reach an incident scene. Additionally, Section 6, Figure 6-2 of ASCE 7 identifies a significant increase in the amount of wind force at 60 feet above the ground. Use of aerial type fire fighting apparatus above this height would place rescue personnel at increased risk of injury.

The City of Laguna Woods is located in the middle of the seismically active area. The viability of the public water system would be questionable at best after a major seismic event. This would leave tall buildings vulnerable to uncontrolled fires due to a lack of available water and an inability to pump sufficient quantities of any available water to floors above the 55-foot level. A severe seismic event has the potential to negatively impact any rescue or fire suppression activities because it is likely to create obstacles similar to those indicated under the high wind section above. With the probability of strong aftershocks there exists a need to provide increased protection for anyone on upper floors.

4. Untreated wood roofs cause or contribute to serious fire hazard and to the rapid spread of fires when such fires are accompanied by high winds. Pieces of burning wooden roofs become flying brands and are carried by the wind to other locations and thereby spread fire quickly. Recent Grand Jury Report findings support this concern.

Additional amendments have been made to Codes. On the recommendation of the Building Official, such amendments are hereby found to be either administrative or procedural in nature or concern themselves with subjects not covered in such Codes. The changes made include clarifications and provisions making each of

said Codes compatible with other Codes enforced by the City.

SECTION 2. Amendments to the 2013 Edition of the California Codes are found reasonably necessary based on the climatic and/or geologic conditions cited in Section 1 of this resolution and are listed as follows (complete regulations are contained in Ordinance 13-XX):

**2013 California Building Code (CBC)
Laguna Woods Local Summary Sheet**

Title 10 Chapter 08 Section-	CBC Chapter or Section	Summary	Findings A,B
010		Adoption	Administrative
020	Chapter 1	Administrative Provisions	Administrative
030	202	Definition “Sunroom”, “Flow-line”, “Hazardous Fire Area”	Administrative
040	403	Define High-Rise Buildings	A-1 B-2,3
050	412	EHLF	B-1,2,3
060	501.2	Premises Identification	Administrative
070	504.2, 506.3, 506.4.1, 506.5	Building Height and Area Increase	A-1 B-1,2,3
080	718.3.2 & .3	Draftstops Floors	A-1 B-1,2,3
090	718.4.3	Draftstops Attics	A-1 B-1,2,3
100	903.2	Sprinklers Required	A-1 B-1,2,3
110	903.2.8	Sprinklers Required Residential	A-1 B-1,2,3
120	903.4	Sprinkler Supervision and Alarms	Administrative
130	905.4	Location of Class 1 Standpipe	A-1 B-1,2,3
140	907.2.13	High-Rise Buildings Over 55 Feet	A-1 B-1,2,3
150	907.3.1	Duct Smoke Detectors	A-1 B-1,2,3
160	907.5.2.2	Emergency Voice/Alarm Communication Systems	A-1 B-1,2,3
170	907.6.3.2	High-Rise Buildings	A-1 B-1,2,3
180	Table 1505.1	Minimum Roof Coverings Classifications	A-1,2 B-2,4
190	1505.1.3	Roof Coverings Within all Areas	A-1,2 B-2,4
200	1505.5 & .7	Non-classified and Special Purpose Roofs	A-1,2 B-2,4
210	3109.4.4.1	Private Pool	A-3
220	3109.4.4.2	Construction Permit; Safety Features Required	A-3
230	Chapter 35	Reference Standards	Administrative

**2013 California Residential Code (CRC)
Laguna Woods Local Summary Sheet**

Title 10	CRC	Summary	Findings
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Chapter 22 Section-	Chapter or Section		A, B
010		Adoption	Administrative
020	Chapter 1	Administrative Provisions	Administrative
030	R202	Definitions	Administrative
040	Table R301.2(1)	Climatic and Geographic Design Criteria	Administrative
050	R301.9	Development on or near combustible or flammable liquids, gasses or vapors	A-1,2 B-2,3,4
060	R301.10	Fuel Modification for New Construction	A-1,2 B-2,4
070	R302.6	Dwelling/Garage and/or Carport Separation	A-1,2 B-2,3
080	R309.6	Sprinklers in Garages	A-1,2 B-2,3
090	R313.1	Townhouse Automatic Fire Sprinklers Systems	A-1,2 B-2,3
100	R313.2	One and Two Family Fire Sprinklers Systems	A-1,2 B-2,3
110	R313.3.6.22	Calculations for Sprinkler Systems	A-1,2 B2,3
120	R309	Site Addresses	Administrative
130	R327.1.6	Fuel Modification for New Construction	A-1,2 B-2,4
140	R403.1.3	Seismic Reinforcement	B-1
150	R403.1.6.1	Foundation Anchorage	B-1
160	R405.1	Concrete and Masonry Foundation Drainage	B-1
170	R902.1	Roofing Covering Materials	A-1,2 B-2,4
180	R902.1.3	Roof Coverings within all Other Areas	A-1,2 B-2,4
190	902.2	Fire-retardant-treated Shingles and Shakes	A-1,2 B-2,4
200	1001.13, .14, .14.1, .14.2	Spark Arrestors and Outdoor Fire Areas	A-1,2 B-2,3
210	Chapter 44	Reference Standards	Administrative

**2013 California Plumbing Code (CPC)
Laguna Woods Local Summary Sheet**

Title 10 Chapter 16 Section-	CPC Chapter or Section	Summary	Findings
010		Adoption	Administrative
020	Chapter 1	Administrative Provisions	Administrative

**2013 California Mechanical Code (CMC)
Laguna Woods Local Summary Sheet**

Title 10 Chapter 14 Section-	CMC Chapter or Section	Summary	Findings
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010		Adoption	Administrative
020	Chapter 1	Administrative Provisions	Administrative

**2013 California Electrical Code (CEC)
Laguna Woods Local Summary Sheet**

Title 10 Chapter 10 Section-	CEC Article or Section	Summary	Findings A,B
010		Adoption	Administrative
020	Article 89	Administrative Provisions	Administrative
030	310.10	Uses Permitted	A-1 B-1

**2013 California Green Building Standards Code (CGBSC)
Laguna Woods Local Summary Sheet**

Title 10 Chapter 24 Section-	CGBSC Chapter or Section	Summary	Findings
010		Adoption	Administrative
020	Chapter 1	Administrative Provisions	Administrative

**Administrative Provisions
Laguna Woods Local Summary Sheet**

Title 10 Chapter 05 Section-	Administrative Provisions Chapter or Section	Summary	Findings
010		Adoption	Administrative
020	All	Administrative Provisions	Administrative

SECTION 3. Amendments related to fire and life-safety contained in Sections {304.1.2, 305.5, 3.5.6, 319 through 326, 503.2.1, 503.2.1.1, 505.1, 510.1, 510.2 to 510.6, 608.1, 608.10, 903.2, 903.2.8, 903.3.5.3, 903.4, 905.4, 907.3.1, 907.5.2.2, 907.6.3.2, 907.6.5, 2008.1 to 2008.11, 2801.2, 2808.2, 2808.3, 2808.7, 2808.9, 2808.11, 4906.3, 4908, 5001.5.2, 5003.1.1, 5003.5, 5503.4.1, 5601.2, 5601.3, 5602, 5608.1, 5608.2, 5704.2.3.2, 6004.2.2.7, and Chapter 80 – Reference Standards} as recommended by the Orange County Fire Authority are hereby found to be reasonably necessary due to the following local conditions.

A. Climatic Conditions

1. The jurisdiction of Laguna Woods is located in a semi-arid Mediterranean type climate. It annually experiences extended periods of high temperatures with little or no precipitation. Hot, dry (Santa Ana) winds, which may reach speeds of 70 M.P.H. or greater, are also common to the area. These climatic conditions cause extreme drying of vegetation and common building materials. Frequent periods of drought and low humidity add to the fire danger. This predisposes the area to large destructive fires (conflagration). In addition to directly damaging or destroying buildings, these fires are also prone to disrupt utility services throughout the County. Obstacles generated by a strong wind, such as fallen trees, street lights and utility poles, and the requirement to climb 75 feet vertically up flights of stairs will greatly impact the response time to reach an incident scene. Additionally, there is a significant increase in the amount of wind force at 60 feet above the ground. Use of aerial type fire fighting apparatus above this height would place rescue personnel at increased risk of injury.
2. The climate alternates between extended periods of drought and brief flooding conditions. Flood conditions may affect the Orange County fire Authority's ability to respond to a fire or emergency condition. Floods also disrupt utility services to buildings and facilities within the County.
3. Water demand in this densely populated area far exceeds the quantity supplied by natural precipitation; and although the population continues to grow, the already-taxed water supply does not. California is projected to increase in population by nearly 10 million over the next quarter of a century with 50 percent of that growth centered in Southern California. Due to storage capacities and consumption, and a limited amount of rainfall future water allocation is not fully dependable. This necessitates the need for additional and on-site fire protection features. It would also leave tall buildings vulnerable to uncontrolled fires due to a lack of available water and an inability to pump sufficient quantities of available water to floors in a fire.
4. These dry climatic conditions and winds contribute to the rapid spread of even small fires originating in high-density housing or vegetation. These fires spread very quickly and create a need for increased levels of fire protection. The added protection of fire sprinkler systems and other fire protection features will supplement normal fire department response by providing immediate protection for the building occupants and by containing and controlling the fire spread to the area of origin. Fire sprinkler

systems will also reduce the use of water for firefighting by as much as 50 to 75 percent.

B. Topographic conditions

1. Natural; slopes of 15 percent or greater generally occur throughout the foothills of Orange County. The elevation change caused by the hills creates the geological foundation on which communities within Orange County are built and will continue to build. With much of the populated flatlands already built upon, future growth will occur on steeper slopes and greater constraints in terrain.
2. Traffic and circulation congestion is an artificially created, obstructive topographical condition, which is common throughout Orange County.
3. These topographical conditions combine to create a situation, which places fire department response time to fire occurrences at risk, and makes it necessary to provide automatic on-site fire-extinguishing systems and other protection measures to protect occupants and property.

C. Geologic Conditions

1. The Orange County region is a densely populated area that has buildings constructed over and near a vast and complex network of faults that are believed to be capable of producing future earthquakes similar or greater in size than the 1994 Northridge and the 1971 Sylmar earthquakes. Earthquake faults run along the northeast and southwest boundaries of Orange County. The Newport-Inglewood Fault, located within Orange County was the source of the destructive 1933 Long Beach earthquake (6.3 magnitude) which took 120 lives and damaged buildings in an area from Laguna Beach to Marina Del Rey to Whittier. In December 1989, another earthquake occurred in the jurisdiction of Irvine at an unknown fault line. Regional planning for reoccurrence of earthquakes is recommended by the state of California, Department of Conservation.
2. Previous earthquakes have been accompanied by disruption of traffic flow and fires. A severe seismic event has the potential to negatively impact any rescue or fire suppression activities because it is likely to create obstacles similar to those indicated under the high wind section above. With the probability of strong aftershocks there exists a need to provide increased protection for anyone on upper floors of buildings. The October 17, 1989,

Santa Cruz earthquake resulted in one major fire in the Marina District (San Francisco). When combined with the 34 other fires locally and over 500 responses, the department was taxed to its fullest capabilities. The Marina fire was difficult to contain because mains supplying water to the district burst during the earthquake. This situation creates the need for both additional fire protection and automatic on-site fire protection for building occupants. State Department of Conservation noted in their 1988 report (Planning Scenario on a Major Earthquake on the Newport-Inglewood Fault Zone, page 59), “unfortunately, barely meeting the minimum earthquake standards of building codes places a building on the verge of being legally unsafe.”

3. Road circulation features located throughout the County also make amendments reasonably necessary. Located through the County are major roadways, highways and flood control channels that create barriers and slow response times. Hills, slopes, street and storm drain design accompanies with occasional heavy rainfall, causes roadway flooding and landslides and at times may make an emergency access route impassable. There are areas in Orange County that naturally have extended emergency response times that exceed the 5 minute goal.
4. Soils throughout the County possess corrosive properties that reduce the expected usable life of water services when metallic pipes in contact with soils are utilized.
5. Portions so of the County contain active or former oil production fields. These areas contain a variety of naturally occurring gasses, liquids and vapors. These compounds present toxicity or flammability hazards to building occupants. Evaluation of these hazards and the risks they pose to development is necessary implement appropriate mitigation.
6. Due to the topographical conditions of sprawling development separated by waterways and narrow and congested streets and the expected infrastructure damage inherent in seismic zone described above, it is prudent to rely on automatic fire sprinkler systems to mitigate extended fire department response time and keep fires manageable with reduced fire flow (water) requirements for a given structures. Additional fire protection is also justified to match the current resources of firefighting equipment and personnel within the Orange County Fire Authority.

SECTION 4. Amendments to the 2013 Edition of the California Fire Code are

found reasonable and necessary based on the climatic and/or geographic conditions cited in section 3 of this resolution and are listed as follows (complete regulations are contained in Ordinance No. 13-XX):

**2013 California Fire Code (CFC)
Laguna Woods Local Summary Sheet**

Title 10 Chapter 12 Section-	CFC Chapter or Section	TITLE (Clarification)	FINDINGS I,II,III
010		Adoption	
020		Enforcement	Administrative
030	109.4 109.4.2 109.4.3	Violation penalties Infraction Misdemeanor	Administrative
040	202	General definitions	Administrative
050	304.1.2	OCFA vegetation management guideline	I & II
060	305.5	Chimney spark arrestors	I & II
170	305.6, 305.6.1, 305.6.2, 305.6.3	Outdoor fires	I & II
080	319	Development on or near land containing or emitting toxic, combustible or flammable liquids, gases or vapors	III
090	320	Fuel modification requirements for new construction	I & II
100	321	Clearance of brush or vegetation growth from roadways	I & II
110	322	Unusual circumstances	Administrative
120	323	Use of equipment	Administrative
130	323.1	Spark arrestors	I & II
140	324	Restricted entry (In hazardous area)	Administrative
150	325	Trespassing on posted property	Administrative
160	326	Sky Lanterns	I & II
170	503.2.1	Dimensions (Fire Lanes)	I & II
180	503.2.1.1	Hazardous fire area	I & II
190	505.1	Address Identification	Administrative
200	510.1, 510.1.1; 510.1.2	Emergency responder radio coverage in buildings	Administrative
210	510.2, 510.3, 510.4, 510.5, 510.6	Radio signal strength	Administrative
220	608.1	Scope (Battery Systems)	Administrative

230	608.10	Indoor charging of electric carts/cars	III-A
240	903.2	Where required (Sprinklers)	II & III-B
250	903.2.8	Group R (Sprinklers)	II-B & III-B
260	903.3.5.3	Hydraulic calculated systems	I & II
270	903.4	Sprinkler system supervision and alarms (of valves)	III-A
280	905.4	Location of Class I standpipe hose connections	III-A
290	907.2.13	High-rise buildings (Alarm Systems)	Administrative
300	907.3.1	Duct smoke detectors	III-A
310	907.5.2.2	Emergency voice/alarm communication system	II & III-A
320	907.6.3.2	High-rise buildings	Administrative
330	907.6.5	Monitoring	Administrative
340	2008.1. thru 2008.1.11	Emergency Helicopter Landing Facility	II & III-A
350	2801.2	Permit (Miscellaneous combustible storage)	Administrative
360	2808.2	Storage site	I & II
370	2808.3	Size of piles	I & II
380	2808.7	Pile fire protection	I & II
390	2808.9	Material-handling equipment	I & II
400	2808.11, 2808.11.1, 2808.11.2	Green Waste Monitoring	I & II
410	4906.3(5)	OCFA vegetation management guidelines	Administrative
420	4908	Fuel modification requirements for new construction	I-A & II
430	5001.5.2	Hazardous materials inventory statement (HMIS)	Administrative
440	5003.1.1(1) 5003.1.1.1	Maximum allowable quantity per control area Extremely hazardous substances	III & III
450	5003.5	Hazard identification signs	Administrative
460	5503.4.1	Identification signs (Cryogenic Fluid)	Administrative
470	5601.2	Retail fireworks	Administrative
480	5601.3	Seizure of fireworks	Administrative
490	5602	Explosions and blasting	Administrative
500	5608.1	Displays (Fireworks)	Administrative
510	5608.2	Firing (Fireworks)	Administrative
520	5704.2.3.2	Label or placard (Flammable/Combustible liquid)	Administrative
530	6004.2.2.7	Treatment systems (Highly toxic & toxic material)	II & III
540	Chapter 80	Reference Standards	
		2010 NFPA 13 (Sprinkler Systems)	Admin, II & III
		2010 NFPA 13-R (Multi-Family Sprinkler Systems)	II & III
		2010 NFPA 13-D (Single Family Sprinkler	II & III

		Systems)	
		2007 NFPA 14 (Standpipe Systems)	II & III
		2010 NFPA 24 (Underground Water Supply Systems)	II & III
		2010 NFPA 72 (Fire Alarm Systems)	Admin & II

SECTION 5. The Building Official is hereby directed to file copies of Resolution No. 13-XX and Ordinance No. 13-XX with the California Building Standards Commission as required by California Health and Safety Code Section 17958.7.

SECTION 6. The Deputy City Clerk shall certify to the adoption of this resolution.

PASSED, APPROVED AND ADOPTED ON this XX day of November 2013.

ROBERT B. RING, Mayor

ATTEST:

MARC DONOHUE, Deputy City Clerk

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF LAGUNA WOODS)

I, MARC DONOHUE, Deputy City Clerk of the City of Laguna Woods, do HEREBY CERTIFY that the foregoing **Resolution No. 13-XX** was duly adopted by the City Council of the City of Laguna Woods at a regular meeting thereof, held on the XX day of November 2013, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:

MARC DONOHUE, Deputy City Clerk

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ORDINANCE NO. 013-XX

AN ORDINANCE OF THE CITY OF LAGUNA WOODS, CALIFORNIA AMENDING TITLE 10 OF THE LAGUNA WOODS MUNICIPAL CODE BY ADOPTING BUILDING AND SAFETY ADMINISTRATIVE PROVISIONS, BY REFERENCE THE 2013 EDITIONS OF THE CALIFORNIA BUILDING, FIRE, RESIDENTIAL, PLUMBING, ELECTRICAL, MECHANICAL AND GREEN BUILDING STANDARDS CODES, AND RELATED MODEL AND UNIFORM CODES, WITH REFERENCE STANDARDS, APPENDICES AND AMENDMENTS THERETO

THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Chapters 10.08, 10.10, 10.12, 10.14, 10.16, 10.22 and 10.24 of Title 10 (Buildings and Construction) of the Laguna Woods Municipal Code adopting by reference the 2010 edition of the California Building Code, Volume 1 and 2 including Chapter I, Division II Administration and Appendix I, based on the 2009 edition of the International Building Code, as published by the International Code Council, 2010 edition of the California Electrical Code, based on the 2008 edition of the National Electrical Code, as published by the National Fire Protection Association, 2010 edition of the California Plumbing Code, and the 2010 edition of the California Mechanical Code, based on the 2009 editions of the Uniform Plumbing Code, and the 2009 Uniform Mechanical Code, as published by the International Association of Plumbing and Mechanical Officials, 2010 edition of the California Fire Code, based on the 2009 edition of the International Fire Code, as published by the International Code Council, 2010 edition of the California Residential Code, based on the 2009 edition of the International Residential Code, as published by the International Code Council, and the 2010 California Green Building Standards Code, are hereby repealed in their entirety; provided however, that such repeal shall not affect or excuse any violation of any of said codes occurring prior to the effective date of this ordinance.

SECTION 2. Chapter 10.05 (Building Administrative Provisions) is hereby added to Title 10 (Buildings and Construction) of the Laguna Woods Municipal Code as follows:

CHAPTER 10.05. BUILDING ADMINISTRATIVE PROVISIONS

Sec. 10.05.010. - Section 101 general.
Sec. 10.05.020. - Section 102 applicability.
Sec. 10.05.030. - Section 103 building division.
Sec. 10.05.040. - Section 104 duties and powers of building official.
Sec. 10.05.050. - Section 105 permits.
Sec. 10.05.060. - Section 106 construction documents.
Sec. 10.05.070. - Section 107 temporary structures and uses.
Sec. 10.05.080. - Section 108 fees.
Sec. 10.05.090. - Section 109 inspections.
Sec. 10.05.100. - Section 110 certificate of occupancy.
Sec. 10.05.110. - Section 111 service utilities.

Sec. 10.05.120. - Section 112 board of appeals.
Sec. 10.05.130. - Section 113 violations and penalties.
Sec. 10.05.140. - Section 114 stop work order.
Sec. 10.05.150. - Section 115 unsafe structures and buildings.

Sec. 10.05.010. - Adoption of building administrative provisions.

(a) The City Council of the City of Laguna Woods hereby adopts building administrative provisions for the use of the California Building Codes set forth in Title 10 (Buildings and Construction) of the Laguna Woods Municipal Code, and when referenced by other City of Laguna Woods Municipal Codes. Said building administrative provisions are adopted and incorporated as if fully set forth herein. Not less than one copy of the building administrative provisions is filed with the Office of the City Clerk and available for public inspection.

(b) The purpose of these administrative provisions is to provide authority to the Building Division and guidance for the implementation to regulate construction so as to provide protection for life and property.

Sec. 10.05.020. - Section 101 general.

101.1 Title. These regulations shall be known as the Building Administrative Provisions of the California Building Codes of the State of California, hereinafter referred to as “the code” or “the codes.”

101.2 Scope. The provisions of the codes shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, used and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

The provisions of this chapter are utilized by the Grading Code, except where specific administrative provisions are outlined within the Grading Code.

101.2.1 Appendices. Provisions in the appendices of the codes, shall not apply unless specifically adopted.

101.3 Intent. The purpose of the codes is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to firefighters and emergency responders during emergency operations.

101.4 Referenced codes. Codes listed in Sections 101.4.1 through 101.4.10 and referenced elsewhere in the codes shall be considered part of the requirements of the codes to the prescribed extent of each such reference.

101.4.1 Building Code. The provision of the California Building Code shall apply to all

buildings and structures other than those meeting the scoping limitations contained in the California Residential Code.

101.4.2 Residential Code. The provisions of the California Residential Code shall apply to detached one and two family dwellings and multiple single-family dwellings (townhomes) not more than three stories above grade plane in height with a separate means of egress and their accessory structures.

101.4.3 Electrical Code. The provisions of the California Electrical Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

101.4.4 Mechanical Code. The provisions of the California Mechanical Code shall apply to the installation, alterations, repairs and replacement of residential and commercial mechanical and gas systems, including equipment, appliances, fixtures, fittings and for appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems. Where there is a conflict between the California Mechanical and Plumbing Codes, as related to chapters for gas or fuel, the provisions provided in the Plumbing Code shall prevail.

101.4.5 Plumbing Code. The provisions of the California Plumbing Code shall apply to the installation, alteration, repair, replacement of plumbing systems and gas delivery systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. The provisions of the California Plumbing Code shall apply to private sewage disposal systems.

101.4.6 Energy Code. The provisions of the California Energy Code, Title 24, Part 6 shall apply to all matters governing the design and construction of buildings for energy efficiency.

101.4.7 Green Building Standards Code. The mandatory provisions of the California Green Building Standards Code as adopted in Title 10 Chapter 24 shall apply to all new buildings and structures.

101.4.8 Property Maintenance Code. The provisions of the Uniform Housing Code and the City Municipal Code shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

101.4.9 Grading Code. The provisions of the Municipal Grading Code as indicated in section 101.2 for excavation, grading, earthwork, fills and embankments performed on private property within this jurisdiction.

Sec. 10.05.030. - Section 102 applicability.

102.1 General. Where, in any specific case, different sections of the codes specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

102.2 Other laws. The provisions of the codes shall not be deemed to nullify any provisions of local, state or federal law.

102.3 Application of references. References to chapter or section numbers, or to provisions not specifically identified by number shall be construed to refer to such chapter, section or provision of the codes.

102.4 Referenced codes and standards. The codes and standards referenced in the codes shall be considered part of the requirements of the codes to the prescribed extent of each such reference. Where differences occur between provisions of the codes and referenced codes and standards, the provisions of the codes shall apply.

102.5 Partial invalidity. In the event that any part or provision of the codes is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

102.6 Existing structures. The legal occupancy of any structure existing on the date of adoption of the codes shall be permitted to continue without change, except as is specifically covered in the codes or as is deemed necessary by the Building Official for the general safety and welfare of the occupants and the public.

102.7 Reconstruction. If the value of the reconstruction or renovations of a building is equal to or exceeds 75 percent of the value of the building, the entire building shall comply with the Code provisions for new construction. The value of the reconstruction or renovation for a property shall include the value of all construction stemming from construction-related permits issued within the last two years.

Within individual dwelling units of multi-family dwelling structures, when the value of the reconstruction or renovations within an individual residence equals or exceeds 50 percent of the value of that individual residential system, the entire system shall comply with the code provisions for new construction. Reconstruction or renovations shall include all construction stemming from construction-related permits issued within the last two years for that residence.

Work being performed only for the purposes of seismic upgrade and not in conjunction with other alterations need not be considered as related permits within the last two years.

Sec. 10.05.040. - Section 103 building division.

103.1 Creation of enforcement agency. The Building Division is hereby created and the official in charge thereof shall be known as the Building Official. The Building Official shall

report to the City Manager or his or her designee.

103.2 Appointment. The Building Official shall be appointed by the City Manager.

103.3 Deputies. In accordance with the prescribed procedures of the City and with the concurrence of the City Manager, the Building Official shall have the authority to appoint a Deputy Building Official, the related technical officers, inspectors, plan examiners and other agents. Such appointed agents shall have powers as delegated by the Building Official.

Sec. 10.05.050. - Section 104 duties and powers of building official.

104.1 General. The Building Official is hereby authorized and directed to enforce the provisions of the codes. The Building Official shall have the authority to render interpretations of the codes and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of the codes. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in the codes.

104.2 Applications and permits. The Building Official shall receive applications, review construction documents and issue permits for the erection, and alteration, demolition and moving of buildings and structures, grading, inspect the premises for which such permits have been issued and enforce compliance with the provisions of the codes.

104.3 Notices and orders. The Building Official shall issue all necessary notices or orders to ensure compliance with the codes.

104.4 Inspections. The Building Official shall make all of the required inspections, or the Building Official shall have the authority to accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The Building Official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.

104.5 Identification. The Building Official and appointees shall carry proper identification when inspecting structures or premises in the performance of duties under the codes.

104.6 Right of entry. Where it is necessary to make an inspection to enforce the provisions of the codes or where the Building Official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of the codes which makes the structure or premises unsafe, dangerous or hazardous, the Building Official is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by the codes, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises is unoccupied, the Building Official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the Building Official shall have recourse to the remedies provided by law to secure

entry.

104.7 Department records. The Building Official shall keep official records of applications received, permits and certificates issued, fees collected, reports of inspections, and notices and orders issued. Such records shall be retained in the official records for the period required for retention of public records.

104.8 Liability. The Building Official, member of the board of appeals, or employee charged with the enforcement of the codes, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by the codes or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of the codes shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The Building Official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of the codes.

104.9 Approved materials and equipment. Materials, equipment and devices approved by the Building Official shall be constructed and installed in accordance with such approval.

104.10 Used materials and equipment. The use of used materials which meet the requirements of the codes for new materials is permitted. Used equipment and devices shall not be reused unless approved by the Building Official.

104.11 Modifications. Wherever there are practical difficulties involved in carrying out the provisions of the codes, the Building Official shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the Building Official shall first find that special individual reason makes the strict letter of the codes impractical and the modification is in compliance with the intent and purpose of the codes and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the Building Division.

104.12 Alternative materials, design and methods of construction and equipment. The provisions of the codes are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by the codes, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved where the Building Official finds that the proposed design is satisfactory and complies with the intent of the provisions of the codes, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in the codes in quality, strength, effectiveness, fire resistance, durability and safety,

104.13 Evaluation reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in the codes, shall consist of valid

evaluation reports from approved sources.

104.14 Tests. Whenever there is insufficient evidence of compliance with the provisions of the codes, or evidence that a material or method does not conform to the requirements of the codes, or in order to substantiate claims for alternative materials or methods, the Building Official shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in the codes or by other recognized test standards. In the absence of recognized and accepted test methods, the Building Official shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the Building Official for the period required for retention of public records.

Sec. 10.05.060. - Section 105 permits.

105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, grading on private property, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the codes, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit.

Work performed without permit constitutes a violation and is subject to Section 113 of this Chapter. Upon determination by the Building Official, work performed without permit may constitute an unsafe structure of building.

Incidental structures or improvements of a minor nature may be exempt from the city permit process upon the determination of the Building Official. In place of permits and inspections the Building Official may utilize alternate means, such as certifications, imaging or programs to track and verify compliance.

105.2 Time based permit. In lieu of an individual permit for each alteration to an already approved electrical, gas, mechanical or plumbing installation, the Building Official is authorized to issue a permit, valid for a specific time period not exceeding one year, upon application therefore to any person, firm or corporation continually employing one or more professionally licensed or licensed persons in the trade for which the permit is set, stationed in the building, structure or on the premises owned or operated by the applicant for the permit.

The Building Official may detail additional scope, parameters and conditions of this permit. This permit may be revoked when it is determined by the Building Official that the outlined scope, parameters, conditions or intent of the codes is not upheld by the permittee. The Building Official shall have access to such records at all times and such records shall be filed with the Building Official as designated.

105.3 Work exempt from permit. Exemptions from permit requirements of the codes shall not be deemed to grant authorization for any work to be done in any manner in violation of

the provisions of the codes, State laws, ordinances, or established policies of this jurisdiction. Except when otherwise subject to City review and approval or when otherwise required by State or local laws, regulations or standards, permits shall not be required for the following.

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet and conforming to the Zoning Code, Title 13 of the City of Laguna Woods.
2. Masonry walls or fences not over 4 feet high and other walls or fences not over 6 feet high. Walls supporting a surcharge or impounding Class I, II or III A liquids are not exempt from permit.
3. Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall
4. Oil derricks.
5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2:1.
6. Sidewalks and driveways that are not more than 30 inches above adjacent grade, not over any basement or story below, not part of an accessible route and not part of a commercial site.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 18 inches deep, do not exceed 5,000 gallons and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
11. Swings and other playground equipment accessory to detached one-and two-family dwellings.
12. Window awnings supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support of Group R-3 and U occupancies.
13. Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches in height.

14. Wood decks not over 30 inches above surrounding grade or finishes, not attached to a structure, or serving any part of the means of egress.

Electrical:

1. Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
2. Radio and television transmitting stations: The provisions of the codes shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.
3. Temporary testing systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by the codes.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it

becomes necessary to remove and replace the same with the new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in the codes.

2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

105.4 Emergency repairs. Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the Building Official.

105.5 Repairs. Application or notice to the Building Official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

105.6 Public service agencies. A permit shall not be required for the installation, alteration or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of public service agencies by established right.

105.7 Application for permit. To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the department of building safety for that purpose. Such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by construction documents and other information as required in Section 106.
5. State the valuation of the proposed work.
6. Be signed by the applicant, or the applicant's authorized agent.

7. Give such other data and information as required by the Building Official.

105.8 Action on application. The Building Official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, the Building Official shall reject such application in writing, stating the reasons therefore.

No building permit or other similar applicable permit bearing on property development or use including additions, modifications or revisions shall be issued unless and until the review and approval of all other departments and agencies having legal authority for review of construction projects have found the proposed project to be in compliance with all applicable code provisions or entitlements.

When the Building Official is satisfied that the proposed work conforms to the requirements of the codes and laws and ordinances applicable thereto, the Building Official shall issue a permit therefore as soon as practicable.

105.9 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the Building Official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Permit applications which are submitted as a result of City enforcement action (e.g., notice of violation) and subsequently not issued within 30 days of filing will be deemed to have expired. The Building Official may authorize the extension of time for justifiable good cause.

105.10 Permit issuance. The application, plans, specifications, computations, and other data filed by an applicant for a permit shall be reviewed by the Building Official. Such plans may be reviewed by other City divisions for compliance with any applicable laws and ordinances under their jurisdiction. If the Building Official finds that the work described in an application for a permit and the plans, specifications and other data filed therewith conform to the requirements of the codes and other pertinent laws and ordinances, and that the specified fees have been paid, the permit shall be issued as soon as practicable.

When the Building Official issues the permit where plans are required, they shall endorse in writing or stamp the plans and specifications “APPROVED FOR ISSUANCE.” Such approved plans and specifications shall not be changed, modified or altered without authorization from the Building Official, and all work regulated by the codes shall be done in accordance with the approved plans.

The issuance or granting of a permit or approval of plans, specifications, and computations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions the codes or of any other ordinance of the City. Permits presuming to give

authority to violate or cancel the provisions of the codes or other ordinances of the jurisdiction shall not be valid.

The Building Official may issue a permit for the deconstruction of part or all of the building or structure before the entire plans and specifications for the new construction or alteration have been approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of the codes for the deconstruction. The holder of such permit shall proceed at their own risk without assurance that a permit for the reconstruction of the building or structure will be granted.

105.11 Retention of plans. One set of approved plans, specifications and computations shall be retained by the Building Official for a period as detailed by governing retention laws and one set of approved plans and specifications shall be returned to the applicant, and said set shall be kept on the project site at all times during which the work authorized thereby is in progress. Additional sets of plans may be retained by governing agencies as determined.

105.12 Validity of permit. The issuance or granting of a permit or approval of plans, specifications, and computations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions the codes or of any other ordinance of the City. Permits presuming to give authority to violate or cancel the provisions of the codes or other ordinances of the jurisdiction shall not be valid.

The issuance of a permit based on construction documents and other data shall not prevent the Building Official from requiring the correction of errors in the construction document and other data. The Building Official is also authorized to prevent occupancy or use of a structure where in violation of the codes or of any other ordinances of this jurisdiction.

105.13 Expiration. Every permit issued by the Building Official under the provisions of the codes shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of permit issuance, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be commenced or recommenced, a permit shall first be renewed or reissued according to the following subsections 1 through 4.

For the purpose of this section, if an inspection approval is not recorded, the work authorized by the permit is deemed not commenced or recommenced.

1. Requesting extension of an unexpired permit: Any permittee holding an unexpired permit may apply for an extension of time within which a permittee may commence work under that permit when he is unable to commence or recommence work within the time required by this section for good and satisfactory reasons. The Building Official may extend the time for action by the permittee for a period not exceeding 180 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than

once. Permits extended in this manner will not require additional permit fees and will not be subject to new regulations adopted after issuance of the permit.

2. Requesting renewal of an unexpired permit: Any permittee holding an unexpired permit may apply for a renewal of a permit. Permit renewal fees shall be in accordance with the fees established by the City Council. Each renewal will extend the expiration date for a period of 180 days. Permits renewed in this manner may only be renewed twice. Permits renewed in this manner will not be subject to new regulations adopted after issuance of the permit.

3. Requesting reinstatement of a permit which has been expired for less than 180 days: Any permittee holding a permit which has been expired for less than 180 days may apply for a renewal of the permit. A permit reinstatement fee shall be in accordance with the fees established by the City Council. Permits reinstated in this manner can only be reinstated once and are not subject to renewal, thereby the expiration for a reinstated permit is 180 days after reinstatement. Permits reinstated in this manner will not be subject to new regulations adopted after the original issuance of the permit.

4. Requesting reissuance of a permit which has been expired for 180 days or more: Any permittee holding a permit which has been expired for 180 days or more may apply for reissuance of the permit subject to compliance with current regulations and payment of full plan check and permit fees. Plans must be resubmitted for plan check. Portions of the structure which have been built under the expired permit will not be subject to current regulations. For the purpose of permit extension, renewal, and reissuance, multiple permits of the same structure such as building, foundation, retaining wall, plumbing, mechanical, and electrical permits shall be considered as one permit. Each separate permit with work completed entirely prior to suspension or abandonment will not be subject to renewal or reissuance.

105.14 Code enforcement required permit. Permits issued as a result of a Code Enforcement notice of violation and subsequently not commenced and finalized within 30 days of the issuance date will be deemed to have expired. Code Enforcement may commence or recommence on a notice of violation when a permit expires. The Building Official may authorize the extension of time for justifiable good cause.

105.15 Change of contractor or of ownership. A permit issued hereunder shall expire upon a change of ownership or a change of contractor regarding the building, structure or grading for which said permit was issued if the work thereon has not been completed, and a new permit shall be required for the completion of the work. If no changes have been made to the plans and specifications last submitted to the Building Official, no charge, other than the permit issuance fee and applicable State fees, shall be made for the issuance of the new permit under such circumstances. If, however, changes have been made to the plans and specifications last submitted to the Building Official, a permit fee based upon the proposed changes may be levied.

105.16 Suspension or revocation. The Building Official may, in writing, suspend or revoke a permit issued under provisions of the codes whenever the permit is issued in error, or on the basis of incorrect information supplied, or in violation of any ordinance or regulation, or any of the provisions of the codes.

105.17 Incomplete construction. When a permit is revoked pursuant to 105.9, the incomplete construction for which the permit is issued shall constitute an unsafe condition and shall be abated as determined by the Building Official.

105.18 Placement of permit. The building permit or copy thereof shall be kept on the site of the work until the completion of the project.

105.19 Surrender of permit. If no portion of the work or construction covered by the issued permit has commenced, the permittee may deliver such permit and approved documents to the Building Official with written request that such permit is to be canceled. The Building Official shall make note on the permit with or with like wording “Canceled at the request of the Permittee.” Thereupon the permit and documents shall become null and void.

105.20 Liens to be discharged. A permit shall not be issued to any person or corporation under the provision of this Chapter in respect to any property where the cost of any building repair or abatement has been performed and a lien therefore has been recorded by the jurisdiction, unless and until the amount of said lien with appropriate interest, has been paid in full.

Sec. 10.05.070. - Section 106 construction documents.

106.1 Submittal documents. Construction documents, statement of special inspections, geotechnical reports and other data shall be submitted in two or more sets with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional.

Exception: The Building Official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with the codes.

106.2 Expiration of plan review. Reviews for which a permit is not issued within 180 days following the date of original submittal shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant if not stamped as approved for issuance, or may be destroyed by the Building Official 180 days after expiration.

Except the Building Official may authorize one or more extensions of periods not to exceed 90 days each. These extensions shall not exceed that of the related application(s) as indicated in subsection 105.9.

106.3 Information on construction documents. Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the Building Official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of the codes and relevant laws, ordinances, rules and regulations, as determined by the Building Official.

106.3.1 Fire protection system shop drawings. Shop drawings for the fire protection system(s) shall be submitted to indicate conformance with the codes and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9 of the California Building Code.

106.3.2 Means of egress. The construction documents shall show in sufficient detail the location, construction, size and character of all portions of the means of egress in compliance with the provisions of the codes. In other than occupancies in Groups R-2, R-3, and I-I, the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.

106.3.3 Exterior wall envelope. Construction documents for all buildings shall describe the exterior wall envelope in sufficient detail to determine compliance with the codes. The construction documents shall provide details of the exterior wall envelope as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves or parapets, means of drainage, water-resistive membrane and details around openings.

The construction documents shall include manufacturer's installation instructions that provide supporting documentation that the proposed penetration and opening details described in the construction documents maintain the weather resistance of the exterior wall envelope. The supporting documentation shall fully describe the exterior wall system which was tested, where applicable, as well as the test procedure used.

106.4 Site plan. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The Building Official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.

106.5 Examination of documents. The Building Official shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of the codes and other pertinent laws or ordinances.

106.6 Approval of construction documents. When the Building Official issues a permit, the construction documents shall be approved, in writing or by stamp, as "Reviewed for Code Compliance." One set of construction documents so reviewed shall be retained by the Building Official. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the Building Official or a duly authorized representative.

106.7 Previous approvals. The codes shall not require changes in the construction documents, construction or designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within 180 days after the effective date of the codes, has not been abandoned or the Building Official has not determined the permit was issued under incorrect information.

106.8 Design professional in responsible charge. When it is required that documents be prepared by a registered design professional, the Building Official shall be authorized to require the owner to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. If the circumstances require, the owner shall designate a substitute registered design professional in responsible charge who shall perform the duties required of the original registered design professional in responsible charge. The Building Official shall be notified in writing by the owner if the registered design professional in responsible charge is changed or is unable to continue to perform the duties.

The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.

Where structural observation is required by the California Building Code (currently Section 1709,) the statement of special inspections shall name the individual or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur (see also duties currently specified in Section 1704).

106.9 Deferred submittals. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the Building Official within a specified period.

Deferral of any submittal items shall have the prior approval of the Building Official. The registered design professional in responsible charge shall list the deferred submittals on the construction documents for review by the Building Official.

Documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them and forward them to the Building Official with a notation indicating that the deferred submittal documents have been reviewed and been found to be in general conformance to the design of the building. The deferred submittal items shall not be installed until the design and submittal documents have been

approved by the Building Official.

The issuance or granting of a permit or approval of plans, specifications, and computations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions the codes or of any other ordinance of the City. Permits presuming to give authority to violate or cancel the provisions of the codes or other ordinances of the jurisdiction shall not be valid.

106.10 Amended construction documents. Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.

106.11 Number of construction documents. One set of approved construction documents shall be retained by the Building Official for a period of not less than required by state law and retention policy.

Sec. 10.05.080. - Section 107 temporary structures and uses.

107.1 General. The Building Official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The Building Official is authorized to grant extensions for demonstrated cause.

107.2 Conformance. Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of the codes as necessary to ensure public health, safety and general welfare,

107.3 Temporary power. The Building Official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in the California Electrical Code.

107.4 Termination of approval. The Building Official is authorized to terminate such permit for a temporary structure or use and to order the temporary structure or use to be discontinued.

Sec. 10.05.090. - Section 108 fees.

108.1 General. A fee as established by resolution of the City Council shall be paid for each plan review when submitted and each permit at time of issuance.

108.2 Permit fees. A fee for each required permit shall be assessed in accordance with the fee schedule adopted by City Council.

Failure to pay fees and obtain a permit before commencing work shall be deemed a violation of the codes, except when a program is established by the Building Official and permit conditions are defined, or it can be proven to the satisfaction of the Building Official that an emergency existed which made it impractical to first obtain the permit. A violation shall result in an investigation fee in an amount equal to the permit fee for work undertaken without permit. Payment of an investigation fee shall not relieve any person from fully complying with the requirements of the codes nor from any penalties prescribed herein.

108.3 Plan review fees. When a plan or other data is ready to be submitted per Section 105 a plan-checking fee, in the amount as established by City Council shall be paid to the Building Official at the time of submitting plans and specifications for checking. When submittal documents are incomplete or changes so as to require additional plan review or when the project involves differed submittal items an additional fee shall be assessed in accordance with the fee schedule established by City Council. Said fee may be waived when in the opinion of the Building Official the additional fee is not warranted. No additional fees shall be charged for checking corrections required by the Building Official; except where excessive plan reviews are performed, additional fees may be levied as established by City Council.

108.4 Investigation fee. An investigation fee as established by the City Council may be charged by the Building Official whenever work for which a permit is required by the codes has been commenced without first obtaining said permit. This fee shall be paid and the investigation shall be made prior to the issuance of any permit for said work. An investigation fee may be charged for any investigation of a building, structure, work reports, certification or any other related work requested by an owner or authorized agent of such owner.

108.5 Fee refunds. The Building Official may authorize refunding of any fee paid hereunder which was erroneously paid or collected. Permit inspection and plan check fees will be refunded in their entirety when inadvertently paid for a project outside the jurisdiction or as duplicate fees. Such refund requests shall be in writing from the original permittee. Except that no refund will be made when 180 days has elapsed from the date of payment, for city incurred costs for services which have been rendered, or finance department fees.

108.6 Change of occupancy investigation fee. A fee as established by the City Council shall be paid when an occupancy investigation inspection is required by the Building Official. Note: The occupancy investigation fees are in addition to other investigation fees and do not include the fees for the building permit, or fees for electrical, plumbing or heating and ventilating permits covering the alterations and/or repairs of the occupancy conversion.

Section 10.05.100. - Section 109 inspections.

109.1 General. Construction or work for which a permit is required shall be subject to inspection by the Building Official and such construction or work shall remain accessible and exposed for inspection purposes until approved, Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of the codes or of other

ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of the codes or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the Building Official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

109.2 Preliminary inspection. Before issuing a permit, the Building Official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed,

109.3 Required inspections. The Building Official, upon notification, shall make the inspections set forth in Sections 109.3.1 through 109.3.10.

109.3.1 Footing and foundation inspection. Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job.

109.3.2 Concrete slab and under-floor inspection. Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

109.3.3 Lowest floor elevation. In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification required in Section 1612.5 shall be submitted to the Building Official.

109.3.4 Frame inspection. Framing inspections shall be made after the roof deck or sheathing, all framing, fireblocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved,

109.3.5 Lath and gypsum board inspection. Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.

109.3.6 Fire-resistant penetrations. Protection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspected and approved.

109.3.7 Energy efficiency inspections. Inspections shall be made to determine compliance with the California Energy, Green Building Standards Codes and shall include, but not be limited to, inspections for: envelope insulation R and U-values, fenestration U-value, duct system R-value, and HVAC and water-heating equipment

efficiency,

109.3.8 Other inspections. In addition to the inspections specified above, the Building Official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of the codes, standards and other laws that are enforced by the jurisdiction having authority.

109.3.9 Special inspections. For special inspections, see Section 1704 of the California Building Code.

109.3.10 Final inspection. The final inspection shall be made after all work required by the building permit is completed.

109.4 Inspection agencies. The Building Official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability,

109.5 Inspection requests. It shall be the duty of the holder of the building permit or their duly authorized agent to notify the Building Official when work is ready for inspection, it shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by the codes,

109.6 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the Building Official. The Building Official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with the codes. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the Building Official.

Sec. 10.05.110. - Section 110 certificate of occupancy.

110.1 Use and occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Building Official has issued a certificate of occupancy therefore as provided herein.

Exception: Certificate of occupancies are not required for remodels and additions to owner-occupied dwellings, such as single-family homes, townhomes, Co-Op or condominiums and U occupancies, when said dwelling has a valid occupancy.

Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of the codes or of other ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of the codes or other ordinances of the jurisdiction shall not be valid.

The jurisdiction need not issue a Certificate of Occupancy to the builder upon the completion of a commercial structure where there is tenant spacing. Instead, a Certificate of Occupancy is issued to a business entity that is going to occupy the building, or a portion thereof.

110.2 Certificate issued. After the Building Official inspects the building or structure and finds no violations of the provisions of the codes or other laws that are enforced by the department of building safety, the Building Official shall issue a certificate of occupancy that contains the following:

1. The building permit number.
2. The address of the structure.
3. The name and address of the owner.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of the codes for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. The name of the Building Official.
7. The edition of the code under which the permit was issued.
8. The use and occupancy, in accordance with the provisions of Chapter 3.
9. The type of construction as defined in Chapter 6.
10. The design occupant load.
11. If an automatic sprinkler system is provided, whether the sprinkler system is required.
12. Any special stipulations and conditions of the building permit.

110.3 Temporary occupancy. The Building Official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The Building Official shall set a time period during which the temporary certificate of occupancy is valid.

In the event the building is not completed and ready for final inspection in the time prescribed by the Building Official, the building shall be vacated and the utilities disconnected until such time the building is completed, final inspection is completed and a Certificate of Occupancy is issued.

110.4 Revocation. The Building Official is authorized to, in writing, suspend or revoke a

certificate of occupancy or completion issued under the provisions of the codes wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of the codes.

Sec. 10.05.120. - Section 111 service utilities.

111.1 Connection of service utilities. No person shall make connections from a utility, source of energy, fuel or power to any building or system that is regulated by the codes for which a permit is required, until released by the Building Official.

111.2 Temporary connection. The Building Official shall have the authority to authorize the temporary connection of the building or system to the utility source of energy, fuel or power.

Temporary connections may be terminated by the Building Official in the event the permit for such work expires, temporary occupancy is terminated, or it is determined by the Building Official that conditions associated with the connected utility are not met.

111.3 Authority to disconnect service utilities. The Building Official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by the codes and the codes referenced in case of emergency where necessary to eliminate an immediate hazard to life or property. The Building Official shall notify the serving utility, and wherever possible the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

Sec. 10.05.130. - Section 112 board of appeals.

112.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business.

112.2 Limitations on authority. The Board of Appeals shall have no authority relative to interpretation of the administrative provisions of the codes nor shall the Board be empowered to waive requirements of the codes. The application for appeal shall be based on a claim that the true intent of the codes or the rules legally adopted thereunder have been incorrectly interpreted, the provision of the codes do not fully apply or an equally good or better form of construction is proposed.

112.3 Qualifications. The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.

112.4 Applications, fees and findings. Any person appealing the decision of the Building Official shall file with the Building Official a written application accompanied by a filing fee in accordance with the fee schedule adopted by City Council Resolution at any time not more than 20 working days after the decision of the Building Official.

The application shall set forth and include any information as the Building Official may require.

Upon the filing of a verified application, the Building Official shall transmit said application forthwith to the Board of Appeals, and such board shall investigate, examine, review, hear testimony, from and on behalf of the applicant, and shall render findings and decisions on the matter in writing to the applicant with a duplicate copy to the Building Official within 10 working days after the conclusion of its proceedings, the Building Official shall make all findings and decisions available to the public without fees.

Sec. 10.05.140. - Section 113 violations and penalties.

113.1 General. It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy, or maintain any building or structure, grading on private property in the City of Laguna Woods, or cause or permit the same to be done in violation of the codes.

Any person, firm, corporation violating any of the provisions of the codes shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of the codes is committed, continued, or permitted.

113.2 Notice of violation. The Building Official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of the codes, or in violation of a permit or certificate issued under the provisions of the codes, Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

113.3 Prosecution of violation. If the notice of violation is not complied with promptly, the Building Official is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of the codes or of the order or direction made pursuant thereto.

113.4 Violation penalties. Any person who violate a provision of the codes or fails to comply with any of the requirements thereof or who erects, contracts, alters or repairs a building or structure in violation of the approved construction document or directive of the Building Official, or of a permit or certificate issued under the provision of this code, shall be subject to penalties as prescribed by this chapter, and local, state and federal laws.

Sec. 10.05.150. - Section 114 stop work order.

114.1 Authority. Whenever the Building Official finds any work regulated by the codes being performed in a manner either contrary to the provisions of the codes or dangerous or unsafe, the Building Official is authorized to issue a stop work order.

114.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume.

114.3 Unlawful continuance. Any person 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 penalties as prescribed by law,

Sec. 10.05.160. – Section 115 unsafe structures and buildings.

115.1 General. All buildings or structures which are structurally unsafe or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use constitute a hazard to safety or health or public welfare, by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster damage, or abandonment, as specified in this Code or in any other effective ordinance or statute, are, for the purpose of this section, unsafe buildings and constitute an unsafe condition. All such unsafe buildings or conditions are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, improvement, removal, or demolition, in whole or part. A vacant building or structure that is not secure against entry shall be deemed unsafe.

SECTION 3. Chapter 10.08 (California Building Code) is hereby added to Title 10 (Buildings and Construction) of the Laguna Woods Municipal Code as follows:

CHAPTER 10.08. CALIFORNIA BUILDING CODE

Sec. 10.08.010. - Adoption of California Building Code.

Sec. 10.08.020. - Chapter 1, Division II Administration of the 2013 California Building Code

Sec. 10.08.030. - California Building Code, Chapter 2 Definitions, Section 202, amended.

Sec. 10.08.040. - California Building Code, Chapter 4 Special Detailed Requirements Based on Use and Occupancy, Section 403, amended.

Sec. 10.08.050. - California Building Code, Chapter 4 Special Detailed Requirements Based on Use and Occupancy, Section 412, amended.

Sec. 10.08.060. - California Building Code, Chapter 5, Building Height, Section 501.2, amended.

Sec. 10.08.070. - California Building Code, Chapter 5, Building Height, Section 504.2, amended.

Sec. 10.08.080. - California Building Code, Chapter 7 Fire and Smoke Protection Features, Sections 718.3.2, and 718.3.3 amended.

Sec. 10.08.090. - California Building Code, Chapter 7 Fire and Smoke Protection Features, Sections 718.4.3, amended.

- Sec. 10.08.100. - California Building Code, Chapter 9 Fire Protection Systems, Section [F] 903.2, amended.
- Sec. 10.08.110. - California Building Code, Chapter 9 Fire Protection Systems, Section [F] 903.2.8, amended.
- Sec. 10.08.120. - California Building Code, Chapter 9 Fire Protection Systems, Section [F] 903.4, amended.
- Sec. 10.08.130. - California Building Code, Chapter 9 Fire Protection Systems, Section [F] 905.4, amended.
- Sec. 10.08.140. - California Building Code, Chapter 9 Fire Protection Systems, Section [F] 907.2.13, amended.
- Sec. 10.08.150. - California Building Code, Chapter 9 Fire Protection Systems, Sections [F]907.3.1, amended.
- Sec. 10.08.160. - California Building Code, Chapter 9 Fire Protection Systems, Sections [F]907.5.2.2, amended.
- Sec. 10.08.170. - California Building Code, Chapter 9 Fire Protection Systems, Sections [F] 907.6.3.2, amended.
- Sec. 10.08.180. - California Building Code, Chapter 15 Roof Assemblies and Rooftop Structures, Table 1505.1, amended.
- Sec. 10.08.190. - California Building Code, Chapter 15 Roof Assemblies and Rooftop Structures, Sections 1505.1.3, amended.
- Sec. 10.08.200. - California Building Code, Chapter 15 Roof Assemblies and Rooftop Structures, Sections 1505.5 and 1505.7, amended.

Sec. 10.08.010. - Adoption of California Building Code.

(a) The City Council of the City of Laguna Woods hereby adopts the 2013 Edition of the California Building Code, based on the 2012 International Building Code as published by the International Code Council and as are deleted, modified, or amended in this chapter. Said Building Code is adopted and incorporated as if fully set forth herein. One (1) copy of this code is now on file in the office of the Building Official pursuant to Health and Safety Code Section 18942 (d) (1) and are made available for public inspection.

(b) The purpose of these codes is to prescribe regulations for the erection, construction, enlargement, alteration, repair, improving, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of all buildings and structures with exception to those regulated by the California Residential Code.

Sec. 10.08.020. - Chapter 1, Division II Administration of the 2013 California Building Code.

Chapter 1, Division II Administration of the 2013 California Building Code is hereby amended by deletion and hereby replaced by the following:

For administrative provisions for this code, see City of Laguna Woods Municipal Code 10.05.010

Sec. 10.08.030. - California Building Code, Chapter 2 Definitions, Section 202, amended.

Section 202 Definitions is modified by addition of “Sunroom”, “Approach-Departure Path”, and “Hazardous Helicopter Landing Facility”, ”High-Rise Structure”, ”Safety Area”, “Takeoff and Landing Area” as follows:

SUNROOM. Sunrooms shall be permitted to be detached from or attached to dwelling units. Sunrooms shall be used only for recreational, outdoor living purposes and not as carports, garages, storage rooms or habitable rooms. Sunrooms shall meet the provisions of Appendix I.

APPROACH-DEPARTURE PATH. The flight path of the helicopter as it approaches or departs from the landing pad.

EMERGENCY HELICOPTER LANDING FACILITY (EHLF). A landing area on the roof of a building that is not intended to function as a heliport or helistop but is capable of accommodating fire or medical helicopters engaged in emergency operations.

HIGH-RISE STRUCTURE. Every building of any type of construction or occupancy having floors used for human occupancy located more than 55 above the lowest floor level having building access (see Section 403), except buildings used as hospitals as defined in the Health and Safety Code Section 1250.

SAFETY AREA. A defined area surrounding the landing pad which is free of obstructions.

TAKEOFF AND LANDING AREA. The combination of the landing pad centered within the surrounding safety area.

Sec. 10.08.040. - California Building Code, Chapter 4 Special Detailed Requirements Based on Use and Occupancy, Section 403, amended.

Section 403, first paragraph of section 403 and 403.1, Is amended to define high-rise building at 55 feet instead of 75 feet with no changes to the Exceptions in 403.1. The revised sections are to read as follows:

SECTION 403

HIGH-RISE BUILDINGS AND GROUP I-2 OCCUPANCIES HAVING OCCUPIED FLOORS LOCATED MORE THAN 55 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS

403.1 Applicability. New high-rise buildings having occupied floors located more than 55 feet above the lowest level of fire department vehicle access and new Group I-2 occupancies having occupied floors located more than 55 feet above the lowest level of fire department vehicle access shall comply with Sections 403.2 through 403.6.

Sec. 10.08.050. - California Building Code, Chapter 4 Special Detailed Requirements Based on Use and Occupancy, Section 412, amended.

Section 412.7 is amended to require an Emergency Helicopter Landing Facility on new high-rise buildings over 75 feet by addition of sections 412.7.6 through 412.7.6.12. The added sections are to read as follows:

**Section 412.7.6
Emergency Helicopter Landing Facility (EHLF)**

SECTION 412.7.6 Emergency Helicopter Landing Facility. Emergency Helicopter Landing Facility (EHLF) shall provide facilities as specified in Section 412.7.6.1 through 412.7.6.12.

Section 412.7.6.1 General. Every building of any type of construction or occupancy having floors used for human occupancy located more than 75 ft above the lowest level of the fire department vehicle access shall have a rooftop emergency helicopter landing facility (EHLF) in a location approved by the fire code official for only use by fire, police, and emergency medical helicopters only.

Section 412.7.6.2 Rooftop Landing Pad. The landing pad shall be 50 ft. x 50 ft. or a 50 ft. diameter circle that is pitched or sloped to provide drainage away from access points and passenger holding areas at a slope of 0.5 percent to 2 percent. The landing pad surface shall be constructed of approved non-combustible, nonporous materials. It shall be capable of supporting a helicopter with a maximum gross weight of 15,000 lbs. For structural design requirements, see California Building Code.

Section 412.7.6.3 Approach-Departure Path. The emergency helicopter landing facility shall have two approach-departure paths separated in plan from each other by at least 90 degrees. No objects shall penetrate above the approach-departure paths. The approach-departure path begins at the edge of the landing pad, with the same width or diameter as the landing pad and is a rising slope extending outward and upward at a ratio of eight feet horizontal distance for every one foot of vertical height.

Section 412.7.6.4 Safety Area. The safety area is a horizontal plane level with the landing pad surface and shall extend 25 ft in all directions from the edge of the landing pad. No objects shall penetrate above the plane of the safety area.

Section 412.7.6.5 Safety Net. If the rooftop landing pad is elevated more than 30 in. (2'-6") above the adjoining surfaces, a 6 ft in wide horizontal safety net capable of supporting 25 lbs/psf shall be provided around the perimeter of the landing pad. The inner edge of the safety net attached to the landing pad shall be slightly dropped (greater than 5 in. but less than 18 in.) below the pad elevation. The safety net shall slope upward but the outer safety net edge shall not be above the elevation of the landing pad.

Section 412.7.6.6 Take-off and Landing Area. The takeoff and landing area shall be

free of obstructions and 100 ft x 100 ft. or 100 ft. diameter.

Section 412.7.6.7 Wind Indicating Device. An approved wind indicating device shall be provided but shall not extend into the safety area or the approach-departure paths.

Section 412.7.6.8 Special Markings. The emergency helicopter landing facility shall be marked as indicated in Figure 1108.8.1

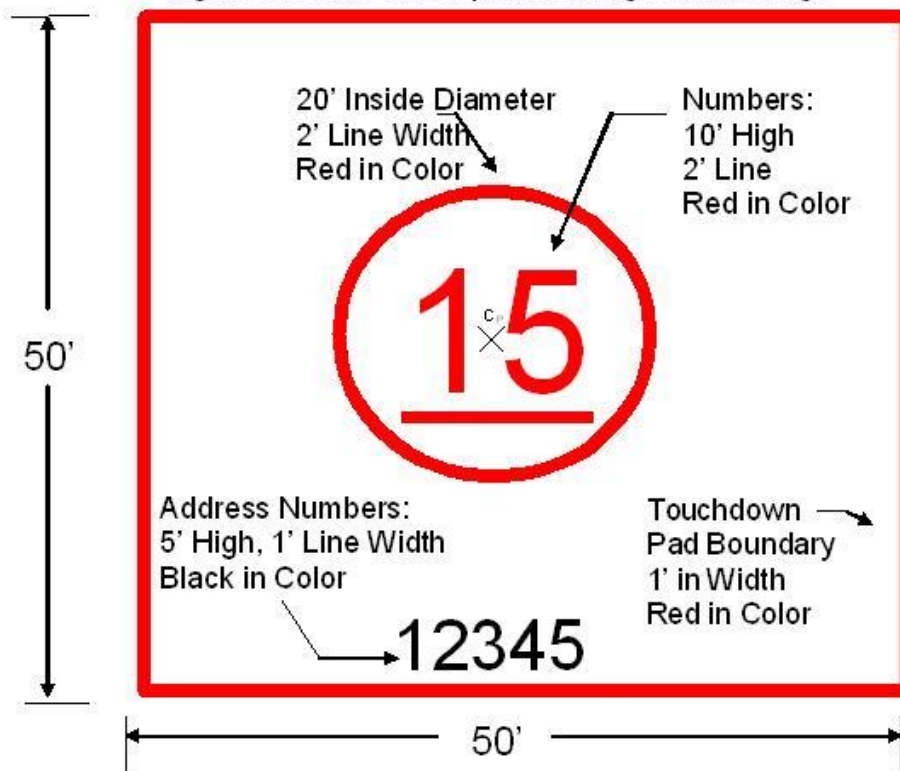
Section 412.7.6.9 EHLF Exits. Two stairway exits shall be provided from the landing platform area to the roof surface. For landing areas less than 2,501 square feet in area, the second exit may be a fire escape or ladder leading to the to the roof surface below. The stairway from the landing facility platform to the floor below shall comply with CFC 1009.4.2 for riser height and tread depth. Handrails shall be provided, but shall not extend above the platform surface.

Section 412.7.6.10 Standpipe systems. The standpipe system shall be extended to the roof level on which the EHLF is located. All portions of the EHLF area shall be within 150 feet of a 2.5-inch outlet on a Class I or III standpipe.

Section 412.7.6.11 Fire extinguishers. A minimum of one portable fire extinguisher having a minimum 80-B:C rating shall be provided and located near the stairways or ramp to the landing pad. The fire extinguisher cabinets shall not penetrate the approach-departure paths, or the safety area. Installation, inspection, and maintenance of extinguishers shall be in accordance with the CFC, Section 906.

Section 412.7.6.12 EHLF. Fueling, maintenance, repairs, or storage of helicopters shall not be permitted.

Figure 1108.1.7 Helicopter Landing Pad Markings



1. The preferred background is white or tan.
2. The circled, red numbers indicate the allowable weight that the facility is capable of supporting in thousands of pounds.
3. The numbers shall be oriented towards the preferred flight (typically facing the prevailing wind).

Sec. 10.08.060. - California Building Code, Chapter 5, Building Height, Section 501.2, amended.

Section 501.2 Premises identification is hereby deleted and replace as follows:

501.2 Premises identification. Approved numbers or addresses shall be placed on all new and existing buildings in such a position that is plainly visible and legible from the street or road fronting the property. Said numbers shall be of noncombustible materials and shall contrast with their background. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. All multiunit residential and commercial buildings shall have identifying numbers/letters or addresses placed on or immediately adjacent to all doors that would allow fire department access in an emergency situation. In no case shall the numbers/letters be less than four inches (102 mm) in height for residential and six inches (152 mm) in height for commercial with a one-inch (25 mm) stroke or as required by local ordinance, whichever is more restrictive.

New constructed buildings shall provide elimination on or back-elimination for the

building identification and unit identification.

Sec. 10.08.070. - California Building Code, Chapter 5, Building Height, Section 504.2, amended.

Subsections 504.2, 506.3, 506.4.1 and 506.5 are deleted in their entirety and replaced to read as follows:

504.2 Automatic sprinkler system increase. Where a building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, the value specified in Table 503 for maximum height is increased by 20 feet (6,096 mm) and the maximum number of stories is increased by one. These increases are permitted in addition to the area increase in accordance with Section 506.2.

Exceptions:

1. Fire areas with an occupancy in Group I-2 of Type 11B, III, IV and V construction.
2. Fire areas with an occupancy in Group H-1, H-2, H-3 or H-5.
3. Fire resistance rating substitution in accordance with Table 601, Note e.
4. Fire areas with an occupancy in Group L.
5. Fire areas with an occupancy in Group I-1 and R-4.

These increases are not permitted in addition to the area increase in accordance with 506.3.

For Group R-2 buildings of Type VA construction equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, the value specified in Table 503 for maximum height is increased by 20 feet (6,096 mm) and the maximum number of stories is increased by one, but shall not exceed 60 feet (18,288 mm) or four stories, respectively, these increases are permitted in addition to the area increase in accordance with Section 506.3.

506.3 Automatic sprinkler system increase. Where a building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, the area limitation in Table 503 is permitted to be increased by an additional 200 percent ($I_s = 2$) for buildings with more than one story above grade plane and an additional 300 percent ($I_s = 3$) for buildings with no more than one story above grade plane.

Exception: The area limitation increases shall not be permitted for the following conditions:

1. The automatic sprinkler system increase shall not apply to buildings with an occupancy in Use Group H-1.

2. The automatic sprinkler system increase shall not apply to the floor area of an occupancy in use Group H-2 or H-3. For mixed use buildings containing such occupancies, the allowable area shall be calculated in accordance with Section 508.3.3.2, with the sprinkler increase applicable only to the portions of the building not classified as Use Group H-2 or H-3.
3. Fire-resistance rating substitution in accordance with Table 601, note e.
4. [SFM] The automatic sprinkler system increase shall not apply to Group L occupancies.

These increases are not permitted in addition to the area increase in accordance with 504.2.

For Group R-2 buildings of Type VA construction equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, these increases are permitted in addition to the height increase in accordance with Section 504.2.

506.4.1 Area determination. The maximum area of a building with more than one story above grade plane shall be determined by multiplying the allowable area of the first story (A_a), as determined in Section 506.1, by the number of stories above grade plane as listed below:

1. For buildings with two or more stories above plane, multiply by (2);
2. No story shall exceed the allowable area per story (A_a), as determined in Section 506.1, for the occupancies on the story.

Exception: Unlimited area buildings in accordance with Section 507.

506.5 Mixed occupancy area determination. In buildings with mixed occupancies, the allowable area per story (A_a) shall be based on the most restrictive provisions for each occupancy when the mixed occupancies are treated according to Section 508.3.2. When the occupancies are treated according to Section 508.3.3 as separated occupancies, the maximum total building area shall be such that the sum of the ratios for each such area on all floors as calculated according to Section 508.3.3(2) shall comply with the following:

1. The sum shall not exceed 2 for two-story buildings or higher.

Sec. 10.08.080. - California Building Code, Chapter 7 Fire and Smoke Protection Features, Sections 718.3.2, and 718.3.3 amended.

Section 718.3.2 Draftstopping in floors, Groups R-1, R-2, R-3 and R-4 is amended by deletion of Exceptions 1 and 2 with no replacement.

Section 718.3.3 Other Groups is amended by deletion of Exceptions 1 and 2 and addition of a new exception to read as follows:

Exception: Where an automatic sprinkler system in accordance with Section 903.3.1 is installed, the area between draft stops may be 3,000 square feet (279 m²) and the greatest horizontal dimension may be 100 feet (30,480 mm).

Sec. 10.08.090. - California Building Code, Chapter 7 Fire and Smoke Protection Features, Sections 718.4.3, amended.

Section 718.4.3 Draftstopping in attics, Other Groups, is amended by deletion of Exceptions 1 and 2 and add an exception to read as follows:

Exception: Where an automatic sprinkler system in accordance with Section 903.3.1. is installed, the area between draft stops may be 9,000 square feet (836 m²) and the greatest horizontal dimension may be 100 feet (30,480 mm).

Sec. 10.08.100. - California Building Code, Chapter 9 Fire Protection Systems, Section [F] 903.2, amended.

[F] 903.2 Automatic Sprinkler Systems, Where required is amended to require approved automatic sprinkler systems within buildings and structures in the following locations and to read as follows:

[F] 903.2 Where Required. Approved automation sprinkler systems in new and existing buildings and structures shall be provided in the following locations.

1. **New buildings:** Notwithstanding any applicable provisions of Sections 903.2.1 through 903.2.12, an automatic fire-extinguishing system shall also be installed in all occupancies when the total building area, as defined in Section 502.1, exceeds 5,000 square feet (465 m²), or more than two stories in height, regardless of fire areas or allowable area.
2. **Existing buildings:** Notwithstanding any applicable provisions of this code, an automatic sprinkler system shall be provided in an existing building when an addition occurs and when one of the following conditions exists:
 - a. When the addition is 33% or more of the existing building area and the resulting building area, as defined in Section 502.1, exceeds 5000 square feet (465 m²); or
 - b. When the addition exceeds 2000 (185.81 m²)square feet and the resulting building area, as defined in Section 202, exceeds 5000 square feet (465 m²); or
 - c. An additional story is added above the second floor regardless of fire areas or allowable area.

Exception: Group R-3 occupancies. Group R-3 occupancies shall comply with Section

903.2.8.

Sec. 10.08.110. - California Building Code, Chapter 9 Fire Protection Systems, Section [F] 903.2.8, amended.

SECTION [F] 903.2.8, Automatic Sprinkler Systems, Group R is amended to require approved automatic sprinkler systems within buildings and structures in the following locations and to read as follows:

[F] 903.2.8. An automatic sprinkler system installed in accordance with Section 902.1 shall be provided throughout all buildings with a Group R fire area as follows:

1. New buildings: An automatic sprinkler system shall be installed throughout all new buildings.
2. Existing buildings: An automatic sprinkler system shall be installed throughout when one of the following conditions exists:
 - a. When an addition is 33% or more of the existing building area, as defined in Section 202, and greater than 1000 square feet (92.903 m²) within a two year period; or
 - b. An addition when the existing building is already provided with automatic sprinklers; or
 - c. When an existing Group R Occupancy is being substantially renovated, and where the scope of the renovation is such that the Building Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.

Sec. 10.08.120. - California Building Code, Chapter 9 Fire Protection Systems, Section [F] 903.4, amended.

Section [F] 903.4 Sprinkler System Supervision and Alarms is hereby revised by modifying item 1, deleting 3 and 5, and renumbering the Exceptions as follows:

1. Automatic sprinkler systems protecting one- and two-family dwellings.
2. Limited area systems serving fewer than 20 sprinklers.
3. Jockey pump control valves that are sealed or locked in the open position.
4. Valves controlling the fuel supply to five pump engines that are sealed or locked in the open position.
5. Trim valves to pressure switches in dry, pre-action and deluge sprinkler systems that are sealed or locked in the open position.

Sec. 10.08.130. - California Building Code, Chapter 9 Fire Protection Systems, Section [F] 905.4, amended.

Section [F] 905.4 Location of Class I Standpipe Hose Connection is hereby amended by adding item 7 as follows:

7. The centerline of the 2.5 inches (64 mm) outlet shall be no less than 18 inches (457 mm) above and no more than 24 inches (610 mm) above the finished floor.

Sec. 10.08.140. - California Building Code, Chapter 9 Fire Protection Systems, Section [F] 907.2.13, amended.

Section [F] 907.2.13 High-Rise Buildings and Group I-2 Occupancies having Occupied Floors Located More Than 55 Feet Above the Lowest Level of Fire Department Vehicle Access is hereby revised as follows:

[F] 907.2.13 High-rise buildings and Group I-2 occupancies having floors located more than 55 feet above the lowest level fire department vehicle access. High-rise buildings having occupied floors located more than 55 feet above the lowest level of fire department vehicle access and Group I-2 occupancies having floors located more than 75 feet above the lowest level fire department vehicle access shall be provided with an automatic smoke detection in accordance with Section 907.2.13.1, a fire department communication system in accordance with Section 907.2.13.2 and an emergency voice/alarm communication system in accordance with Section 907.5.2.2.

Exceptions:

1. Airport traffic control towers in accordance with Section 907.2.22 and Section 412.
2. Open parking garages in accordance with Section 406.5.
3. Buildings with an occupancy in Group A-5 in accordance with Section 303.1.
4. Low-hazard special occupancies in accordance with Section 503.1.1.
5. In Group I-2 and R-2.1 occupancies, the alarm shall sound at a constantly attended location and general occupant notification shall be broadcast by the emergency voice/alarm communication system.

Sec. 10.08.150. - California Building Code, Chapter 9 Fire Protection Systems, Sections [F]907.3.1, amended.

Section [F]907.3.1 Duct smoke detectors is revised by deletion and replaced with the following.

[F]907.3.1 Duct smoke detectors. Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is installed. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the California Mechanical Code. Duct smoke detectors shall not be used as a substitute for required open area detection.

Exception: In occupancies not required to be equipped with a fire alarm system, actuation of a smoke detector shall activate a visible and an audible signal in an approved location. Smoke detector trouble conditions shall activate a visible and audible signal in an approved location and shall be identified as air duct detector trouble.

Sec. 10.08.160. - California Building Code, Chapter 9 Fire Protection Systems, Sections [F]907.5.2.2, amended.

Section [F]907.5.2.2 Emergency Voice/Alarm Communication Systems is revised to add items 5 and 6 as follows.

[F]907.5.2.2 Emergency voice/alarm communication system. Emergency voice/alarm communication system required by this code shall be designed and installed in accordance with NFPA 72. The operation of any automatic fire detector, sprinkler waterflow device or manual fire alarm box shall automatically sound an alert tone followed by voice instructions giving approved information and directions for a general or staged evacuation in accordance with the building's fire safety and evacuation plans required by Section 404. In high-rise buildings having occupied floors located more than 55 feet above the lowest level of fire department vehicle access, and Group I-2 occupancies having floors located more than 75 feet above the lowest level fire department vehicle access, the system shall operate on a minimum of the alarming floor, the floor above and the floor below. Speakers shall be provided throughout the building by paging zones. At a minimum, paging zones shall be provided as follows:

1. Elevator groups.
2. Exit stairways.
3. Each floor.
4. Areas of refuge as defined in Section 1002.1.
5. Dwelling Units in apartment houses.
6. Hotel guest rooms or suites.

Exception: In Group I-1 and R-2.1 occupancies, the alarm shall sound in a constantly attended area and a general occupant notification shall be broadcast over the overhead page.

Sec. 10.08.170. - California Building Code, Chapter 9 Fire Protection Systems, Sections [F] 907.6.3.2, amended.

Section [F] 907.6.3.2 High-Rise Buildings is hereby deleted and replaced as follows.

[F] 907.6.3.2 High-rise buildings. High-rise buildings having occupied floors located more than 55 feet above the lowest level of fire department vehicle access and Group I-2 occupancies having floors located more than 55 feet above the lowest level fire department vehicle access, a separate zone by floor shall be provided for all of the following types of alarm-initiating devices where provided:

1. Smoke detectors.
2. Sprinkler waterflow devices.
3. Manual fire alarm boxes
4. Other approved types of automatic detection devices or suppression systems.

Sec. 10.08.180. - California Building Code, Chapter 15 Roof Assemblies and Rooftop Structures, Table 1505.1, amended.

Table 1505.1 Minimum Roof Coverings Classifications Types of Construction is amended, by the deletion of Table 1505.1 and the addition of a new Table 1505.1 thereto, to read as follows:

TABLE 1505.1^a
MINIMUM ROOF COVERING CLASSIFICATIONS
TYPES OF CONSTRUCTION

IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
B	B	B	B	B	B	B	B	B

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m².

a. Unless otherwise required in accordance with Chapter 7A.

Sec. 10.08.190. - California Building Code, Chapter 15 Roof Assemblies and Rooftop Structures, Sections 1505.1.3, amended.

Section 1505.1.3 Roof Coverings within all Areas is amended by the deletion of the entire section and the addition of a new section thereto, to read as follows:

1505.1.3 Roof coverings within all other areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class B.

Sec. 10.08.200. - California Building Code, Chapter 15 Roof Assemblies and Rooftop Structures, Sections 1505.5 and 1505.7, amended.

Section 1505.5 Non-classified Roofing is amended by the deletion of the entire section without replacement.

Section 1505.7 Special Purpose Roofs is amended by the deletion of the entire section without replacement.

Sec. 10.08.210. - California Building Code, Chapter 31 Special Construction, Sections 3109.4.4.1, amended.

Section 3109.4.4.1 Definitions is amended by adding the following definition:

PRIVATE POOL, is any constructed pool, permanent or portable, and over 18 inches deep which is intended for non-commercial use as swimming pool by not more than three owner families and their guests.

Sec. 10.08.220. - California Building Code, Chapter 31 Special Construction, Sections 3109.4.4.2, amended.

Section 3109.4.4.2 Construction permit; safety features required is modified by deleting the first paragraph in its entirety and a new first paragraph is substituted to read as follows:

3109.4.4.2 Construction permit; safety features required. Commencing January 1, 1998, except as provided in Section 3109.4.4.5, whenever a construction permit is issued for construction of a new private pool at a residence, it shall have an enclosure complying with 3109.4.4.3 and, it shall be equipped with at least one of the following safety features:

Sec. 10.08.230. - California Building Code, Chapter 35, Referenced Standards, NFPA and NFPA 720-09, amended.

NFPA and NFPA 720-09. See California Fire Code as referenced and amended by the City of Laguna Woods. , Municipal Code Title 10, Chapter 12.

SECTION 4. Chapter 10.10 (California Electrical Code) is hereby added to Title 10 (Buildings and Construction) of the Laguna Woods Municipal Code as follows:

CHAPTER 10.10. CALIFORNIA ELECTRICAL CODE

Sec. 10.10.010. - Adoption of California Electrical Code.

Sec. 10.10.020. - California Electrical Code, Article 89 General Code Provisions, amended.

Sec. 10.10.030. - California Electrical Code, Article 310 Conductors for General Wiring, Article 310.10, amended.

Sec. 10.10.010. - Adoption of California Electrical Code.

(a) The City Council of the City of Laguna Woods hereby adopts the 2010 Edition of California Electrical Code, based on the 2008 National Electrical Code, as published by the National Fire Protection Association, except such portions as are deleted, modified, or amended in this chapter. Said Code is adopted and incorporated as if fully set forth herein. Not less than one copy of the California Electrical Code and are now on file with the City Clerk and available for public inspection.

(b) The purpose of the Code is to prescribe regulations for the installation, arrangement, alteration, repair, use and other operation of electrical wiring, connections, fixtures and other electrical appliances on premises within the City. All references in this chapter and in the standards adopted in this section to the Building Official or Building Inspector shall mean the

City Manager or designee.

Sec. 10.10.020. - California Electrical Code, Article 89 General Code Provisions, amended.

Article 89, General Code Provisions of the 2010 California Electrical Code is hereby amended by deletion and hereby replaced by the following:

Article 89, Administration

For administrative provisions for this code, see City of Laguna Woods Municipal Code 10.05.010

Sec. 10.10.030. - California Electrical Code, Article 310 Conductors for General Wiring, Article 310.10, amended.

Article 310.10 Uses Permitted is hereby amended by the addition of a third paragraph to read as follows:

Copper wire shall be used for wiring No. 6 and smaller in all installations. Consideration for use of aluminum or copper-clad aluminum wiring may be made by the Building Official for feeder lines only on an individual basis where adequate safety measures can be ensured.

When approved by the Building Official, aluminum connectors of no. six (6) or smaller used for branch circuits shall require continuous inspection by an independent testing agency approved by the Building Official for proper torque of connections at each termination point.

SECTION 5. Chapter 10.12 (California Fire Code) is hereby added to Title 10 (Buildings and Construction) of the Laguna Woods Municipal Code as follows:

CHAPTER 10.10. CALIFORNIA FIRE CODE

Sec. 10.12.010. - Adoption of California Fire Code.

Sec. 10.12.020. - California Fire Code, Enforcement, Inspections and Fees.

Sec. 10.12.030. - California Fire Code, Chapter 1 Administration, Section 109.4, amended.

Sec. 10.12.040. - California Fire Code, Chapter 2 Definitions, Section 202, amended.

Sec. 10.12.050. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 304.1.2 amended.

Sec. 10.12.060. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 305.5, amended.

Sec. 10.12.070. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 305.6, added.

Sec. 10.12.080. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 319, amended.

Sec. 10.12.090. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 320, amended.

- Sec. 10.12.100. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 321, amended.
- Sec. 10.12.110. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 322, amended.
- Sec. 10.12.120. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 323, amended.
- Sec. 10.12.130. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 323.1 amended.
- Sec. 10.12.140. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 324 addition.
- Sec. 10.12.150. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 325, amended.
- Sec. 10.12.160. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 326, Added.
- Sec. 10.12.170. - California Fire Code, Chapter 5 Fire Service Features, Section 503.2.1, amended.
- Sec. 10.12.180. - California Fire Code, Chapter 5 Fire Service Features, Section 503.2.1.1, amended.
- Sec. 10.12.190. - California Fire Code, Chapter 5 Fire Service Features, Section 505.1, amended.
- Sec. 10.12.200. - California Fire Code, Chapter 5 Fire Service Features, Section 510.1, amended.
- Sec. 10.12.210. - California Fire Code, Chapter 5 Fire Service Features, Section 510.2, 510.3, 510.4, 510.5, 510.6 amended.
- Sec. 10.12.220. - California Fire Code, Chapter 6 Building Services and Systems, Section 608.1, amended.
- Sec. 10.12.230. - California Fire Code, Chapter 6 Building Services and Systems, Section 608.10, amended.
- Sec. 10.12.240. - California Fire Code, Chapter 9 Fire Protection Systems, Section 903.2, amended.
- Sec. 10.12.250. - California Fire Code, Chapter 9 Fire Protection Systems, Section 903.2.8, amended.
- Sec. 10.12.260. - California Fire Code, Chapter 9 Fire Protection Systems, Section 903.3.5.3, added.
- Sec. 10.12.270. - California Fire Code, Chapter 9 Fire Protection Systems, Section 903.4, amended.
- Sec. 10.12.280. - California Fire Code, Chapter 9 Fire Protection Systems, Section 905.4, amended.
- Sec. 10.12.290. - California Fire Code, Chapter 9 Fire Protection Systems, Section 907.2.13, amended.
- Sec. 10.12.300. - California Fire Code, Chapter 9 Fire Protection Systems, Section 907.3.1, amended.
- Sec. 10.12.310. - California Fire Code, Chapter 9 Fire Protection Systems, Section 907.5.2.2, amended.
- Sec. 10.12.320. - California Fire Code, Chapter 9 Fire Protection Systems, Section 907.6.3.2, amended.
- Sec. 10.12.330. - California Fire Code, Chapter 9 Fire Protection Systems, Section 907.6.5, amended.

Sec. 10.12.340. - California Fire Code, Chapter 20 Aviation Facilities, Section 2008, amended.

Sec. 10.12.350. - California Fire Code, Chapter 28 Lumber Yards and Wood Working Facilities, Section 2801.2, amended.

Sec. 10.12.360. - California Fire Code, Chapter 28 Lumber Yards and Wood Working Facilities, Section 2808.2, amended.

Sec. 10.12.370. - California Fire Code, Chapter 28 Lumber Yards and Wood Working Facilities, Section 2808.3, amended.

Sec. 10.12.380. - California Fire Code, Chapter 28 Lumber Yards and Wood Working Facilities, Section 2808.7, amended.

Sec. 10.12.390. - California Fire Code, Chapter 28 Lumber Yards and Wood Working Facilities, Section 2808.9, amended.

Sec. 10.12.400. - California Fire Code, Chapter 28 Lumber Yards and Wood Working Facilities, Section 2808.11 added.

Sec. 10.12.410. - California Fire Code, Chapter 49 Requirements for Wildland-Urban Interface Fire Areas amended.

Sec. 10.12.420. - California Fire Code, Chapter 49 Requirements for Wildland-Urban Interface Fire Areas amended.

Sec. 10.12.430. - California Fire Code, Chapter 50 Hazardous Materials General Provisions, Section 5001.5.2, amended.

Sec. 10.12.440. - California Fire Code, Chapter 50 Hazardous Materials General Provisions, Section 5003.1.1(1), amended.

Sec. 10.12.450. - California Fire Code, Chapter 50 Hazardous Materials General Provisions, Section 5003.5, amended.

Sec. 10.12.460. - California Fire Code, Chapter 55 Cryogenic Fluids, Section 5503.4.1, amended.

Sec. 10.12.470. - California Fire Code, Chapter 56 Explosives and Fireworks, Section 5601.2, amended.

Sec. 10.12.480. - California Fire Code, Chapter 56 Explosives and Fireworks, Section 5601.3, amended.

Sec. 10.12.490. - California Fire Code, Chapter 56 Explosives and Fireworks, Section 5602, amended.

Sec. 10.12.500. - California Fire Code, Chapter 56 Explosives and Fireworks, Section 5608.1, amended.

Sec. 10.12.510. - California Fire Code, Chapter 56 Explosives and Fireworks, Section 5608.2, amended.

Sec. 10.12.520. - California Fire Code, Chapter 57 Flammable and Combustible Liquids, Section 5704.2.3.2, amended.

Sec. 10.12.530. - California Fire Code, Chapter 60 Highly Toxic and Toxic Materials, Section 6004.2.2.7, amended.

Sec. 10.12.540. - California Fire Code, Chapter 80 Referenced Standards, amended.

Sec. 10.12.010. - Adoption of California Fire Code.

(a) The City Council of the City of Laguna Woods hereby adopts the 2013 Edition of the California Fire Code, with Appendix A, B, BB, C and CC based on the 2012 International Fire Code, as published by the International Code Council, except such portions as are deleted, modified, or amended in this chapter. Said Code is adopted and incorporated as if fully set forth

herein. Not less than one copy of the California Fire Code are now on file with the City Building Official and available for public inspection.

(b) The purpose of the Code is for prescribing regulations and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises within the City.

Sec. 10.12.020. - California Fire Code, Enforcement, Inspections and Fees.

(a) The California Fire Code with amendments shall be enforced by the Orange County Fire Authority which shall be operated under the Fire Chief of the Orange County Fire Authority. The Fire Chief of the Fire Authority may detail such members of the Fire Authority as inspectors as shall be necessary from time to time.

(b) Notwithstanding the provisions of the above-referenced construction codes, all fees for services provided pursuant to the Fire Code shall not take effect until a resolution for such fees is adopted by the Orange County Fire Authority Board of Directors pursuant to California Government Code Sections 66016 and 66020.

Sec. 10.12.030. - California Fire Code, Chapter 1 Administration, Section 109.4, amended.

Section 109.4 Violation penalties is hereby amended for Violation, adding Infraction and Misdemeanor penalties and is to read as follows:

109.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of either a misdemeanor, infraction or both as prescribed in Section 109.4.2 and 109.4.3 Penalties shall be as prescribed in local ordinance Each day that a violation continues after due notice has been served shall be deemed a separate offense.

109.4.2 Infraction. Except as provided in Section 109.4.2, persons operating or maintaining any occupancy, premises or vehicle subject to this code that shall permit any fire or life safety hazard to exist on premises under their control shall be guilty of an infraction.

109.4.3 Misdemeanor. Persons who fail to take immediate action to abate a fire or life safety hazard when ordered or notified to do so by the chief or a duly authorized representative, or who violate the following sections of this code, shall be guilty of a misdemeanor:

104.11.2 Obstructing operations

104.11.3 Systems and Devices

107.5 Overcrowding

109.3.2 Compliance with Orders and Notices

111.4 Failure to comply
 305.4 Deliberate or negligent burning
 308.1.2 Throwing or placing sources of ignition
 310.7 Burning Objects
 3104.7 Open or exposed flames

Sec. 10.12.040. - California Fire Code, Chapter 2 Definitions, Section 202, amended.

Section 202 General Definitions is hereby revised by adding “Approach-Departure Path,” “Emergency Helicopter Landing Facility (EHLF),” “Flow-line,” “Hazardous Fire Area,” “High-Rise Building,” “Safety Area,” “Sky Lantern,” and “Takeoff and Landing Area” as follows:

202 General Definitions

APPROACH-DEPARTURE PATH. The flight path of the helicopter as it approaches or departs from the landing pad.

EMERGENCY HELICOPTER LANDING FACILITY (EHLF). A landing area on the roof of a high rise building that is not intended to function as a heliport or helistop but is capable of accommodating fire or medical helicopters engaged in emergency operations.

FLOW-LINE. is the lowest continuous elevation on a rolled curb defined by the path traced by a particle in a moving body of water at the bottom of the rolled curb.

HAZARDOUS FIRE AREA. Includes all areas identified within Section 4906.2 and other areas as determined by the Fire Code Official due to the presence of combustible vegetation, or the proximity of the property to an area that contains combustible vegetation.

HIGH-RISE BUILDING. In other than Group I-2 occupancies “high-rise buildings” as used by this Code:

1. “Existing high-rise structure” means a high-rise structure, the construction of which commenced or completed prior to July 1, 1974
2. “High-rise structure” means every building of any type of construction or occupancy having floor used for human occupancy located more than 55 feet above the lowest floor level having building access except buildings used as hospitals as defined by the Health and Safety Code Section 1250.
3. “New high-rise structure” means a high-rise structure, the construction of which commenced on or after July 1, 1974

SAFETY AREA. A defined area surrounding the landing pad which is free of

obstructions.

SKY LANTERN. An airborne lantern typically made of paper, mylar, or other lightweight material with a wood, plastic, or metal frame containing a candle, fuel cell, or other heat source that provides buoyancy.

TAKEOFF AND LANDING AREA. The combination of the landing pad centered within the surrounding safety area.

Sec. 10.12.050. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 304.1.2 amended.

Section 304.1.2 Vegetation is hereby deleted and revised to read as follows:

304.1.2 Vegetation. Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirement in urban-wildland interface areas shall be in accordance with Chapter 49 and OCFA vegetation management guidelines.

Sec. 10.12.060. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 305.5, amended.

Section 305.5 Chimney spark arrestors is hereby added as follows:

305.5 Chimney spark arrestors. All chimneys attached to any appliance or fireplace that burns solid fuel shall be equipped with an approved spark arrester. Chimneys serving outdoor appliances or fireplaces shall be equipped with a spark arrester. The spark arrester shall meet the requirements of Section 2113.9.2 of the California Building Code.

Sec. 10.12.070. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 305.6, added.

Section 305.6 Outdoor fires is hereby added as follows:

305.6 Outdoor fires. Outdoor fires shall be in accordance with Sections 305, 307, and 308 and with other applicable sections of this code.

305.6.1 Where prohibited. Outdoor fires shall not be built, ignited or maintained in fuel modification areas, Wildfire Risk Areas (WRA) and adopted Fire Hazard Severity Zones (FHSZ) or Special Fire Protection Areas (SFPA) or other locations where conditions could cause the spread of fire to the WRA, SFPA or FHSZ, except by permit from the fire code official.

Exception: A permit is not required for the following:

1. Fires in approved outdoor or portable fireplaces, fire pits, fire rings and similar devices at Group R occupancies that are installed and used in accordance with this code.
2. Outdoor fires at inhabited premises or official organized campsites or parks when located in a permanent or portable barbeque or grill, incinerator, or outdoor fireplace located at least 30 feet from combustible vegetation.
3. Installations or uses approved by the fire code official.

305.6.1.1 Fuel Modification Areas. Outdoor fires using wood or other solid fuel shall not be built, ignited or maintained in a fuel modification area.

305.6.1.2 Supervision. Where a permit is issued or when allowed under the exceptions to Section 305.6.1, such fires shall be supervised by a person 18 years of age or older.

305.6.2 Hazardous conditions. Outdoor fires are not allowed when predicted sustained winds exceed 8 MPH during periods when relative humidity is less than 25%, or a red flag condition has been declared or public announcement is made, when an official sign was caused to be posted by the fire code official, or when such fires present a hazard as determined by the fire code official.

305.6.3 Disposal of rubbish. Rubbish, trash or combustible waste material shall be burned only within an approved incinerator and in accordance with Section 307.2.1.

Sec. 10.12.080. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 319, amended.

Section 319 Development On Or Near Land Containing Or Emitting Toxic, Combustible or Flammable Liquids, Gases or Vapors is hereby added as follows:

319 Development On Or Near Land Containing Or Emitting Toxic, Combustible or Flammable Liquids, Gases or Vapors. The fire code official may require the submittal for approval of geological studies, evaluations, reports, remedial recommendations and/or similar documentation from a state-licensed and department-approved individual or firm, on any parcel of land to be developed which has, or is adjacent to, or within 1,000 feet (304.8 m) of a parcel of land that has an active, inactive, or abandoned oil or gas well operation, petroleum or chemical refining facility, petroleum or chemical storage, or may contain or give off toxic, combustible or flammable liquids, gases or vapors.

Sec. 10.12.090. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 320, amended.

Section 320 Fuel Modification Requirements for New Construction is hereby added as follows:

320 Fuel Modification Requirements for New Construction. All new buildings to be built or installed in areas with or adjacent to land having hazardous combustible vegetation shall comply with the requirements in the edition of OCFA Vegetation Management Guidelines currently in use at the time of plan submittal.

Sec. 10.12.100. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 321, amended.

Section 321 Clearance of brush or vegetation growth from roadways is hereby added as follows:

321 Clearance of brush or vegetation growth from roadways. The fire code official is authorized to cause areas within 10 feet (3048 mm) on each side of portions of highways and private streets which are improved, designed or ordinarily used for vehicular traffic, to be cleared of flammable vegetation and other combustible growth. Measurement shall be from the flow-line or the end of the improved edge of the roadway surfaces .

Exception: Single specimens of trees, ornamental shrubbery or cultivated ground cover such as green grass, ivy, succulents or similar plants used as ground covers, provided that they do not form a means of readily transmitting fire.

Sec. 10.12.110. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 322, amended.

Section 322 Unusual Circumstances is hereby added as follows:

322 Unusual circumstances. The fire code official may suspend enforcement of the vegetation management requirements and require reasonable alternative measures designed to advance the purpose of this code if determined that in any specific case that any of the following conditions exist:

- 1 Difficult terrain.
- 2 Danger of erosion.
- 3 Presence of plants included in any state and federal resources agencies, California Native Plant Society and county-approved list of wildlife, plants, rare, endangered and/or threatened species.
- 4 Stands or groves of trees or heritage trees.
- 5 Other unusual circumstances that make strict compliance with the clearance of vegetation provisions undesirable or impractical.

Sec. 10.12.120. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 323, amended.

Section 323 Use of Equipment is hereby added as follows:

323 Use of equipment. Except as otherwise provided in this section, no person shall use, operate, or cause to be operated, in, upon or adjoining any hazardous fire area any internal combustion engine which uses hydrocarbon fuels, unless the engine is equipped with a

spark arrester as defined in Section 322.1 maintained in effective working order, or the engine is constructed, equipped and maintained for the prevention of fire.

Exception:

1. Engines used to provide motor power for trucks, truck tractors, buses, and passenger vehicles, except motorcycles, are not subject to this section if the exhaust system is equipped with a muffler as defined in the Vehicle Code of the State of California.

Turbocharged engines are not subject to this section if all exhausted gases pass through the rotating turbine wheel, there is no exhaust bypass to the atmosphere, and the turbocharger is in good mechanical condition

Sec. 10.12.130. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 323.1 amended.

Section 323.1 Spark Arrestors is hereby added as follows:

323.1 Spark arrestors. Spark arrestors shall comply with the following:

1. A spark arrester is a device constructed of nonflammable material specifically for the purpose of removing and retaining carbon and other flammable particles over 0.0232 of an inch (0.58 mm) in size from the exhaust flow of an internal combustion engine that uses hydrocarbon fuels or which is qualified and rated by the United States Forest Service.
2. Spark arresters affixed to the exhaust system of engines or vehicles subject to Section 322 shall not be placed or mounted in such a manner as to allow flames or heat from the exhaust system to ignite any flammable material.

Sec. 10.12.140. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 324 addition.

Section 324 Restricted Entry is hereby added as follows:

324 Restricted Entry. The fire code official shall determine and publicly announce when hazardous fire areas shall be closed to entry and when such areas shall again be opened to entry. Entry on and occupation of hazardous fire areas, except public roadways, inhabited areas or established trails and camp sites which have not been closed during such time when the hazardous fire area is closed to entry, is prohibited.

Exceptions:

1. Residents and owners of private property within hazardous fire areas and their invitees and guests going to or being upon their lands.

2. Entry, in the course of duty, by peace or police officers, and other duly authorized public officers, members of a fire department and members of the United States Forest Service.

Sec. 10.12.150. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 325, amended.

Section 325 Trespassing on posted property is hereby added as follows:

325 Trespassing on posted property. When the fire code official determines that a specific area within a hazardous fire area presents an exceptional and continuing fire danger because of the density of natural growth, difficulty of terrain, proximity to structures or accessibility to the public, such areas shall be closed until changed conditions warrant termination of closure. Such areas shall be posted as hereinafter provided.

1. Signs. Approved signs prohibiting entry by unauthorized persons and referring to applicable fire code chapters shall be placed on every closed area.
2. Trespassing. Entering and remaining within areas closed and posted is prohibited.

Exception: Owners and occupiers of private or public property within closed and posted areas, their guests or invitees, and local, state and federal public officers and their authorized agents acting in the course of duty.

Sec. 10.12.160. - California Fire Code, Chapter 3 General Precautions Against Fire, Section 326, added.

Section 326 Sky lanterns or similar devices is hereby added as follows:

326 Sky lanterns or similar devices. The ignition and/or launching of a sky lantern or similar device are prohibited.

Exception: Upon approval of the fire code official, sky lanterns may be used as necessary for religious or cultural ceremonies providing that adequate safeguards have been taken as approved by the fire code official. Sky lanterns must be tethered in a safe manner to prevent them from leaving the area and must be constantly attended until extinguished.

Sec. 10.12.170. - California Fire Code, Chapter 5 Fire Service Features, Section 503.2.1, amended.

Section 503.2.1 Dimensions is hereby amended as follows:

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13

feet 6 inches (4115 mm). Street widths are to be measured from top face of curb to top face of curb, on streets with curb and gutter, and from flow-line to flow-line on streets with rolled curbs.

Sec. 10.12.180. - California Fire Code, Chapter 5 Fire Service Features, Section 503.2.1.1, amended.

Section 503.2.1.1 Hazardous Areas is added as follows:

503.2.1.1 Hazardous Areas. In areas defined as State Responsibility Area: Very High Fire Hazard Severity Zones, and Local Responsibility Area: Very High Fire Hazard Severity Zones Area as adopted by the local agencies, the minimum fire apparatus road width shall be 28 feet (8.53 m).

Exception: When the road serves no more than 3 dwelling units and the road does not exceed 150 feet (45.7 m) in length, the road width may be 24 feet 7.3 m).

Sec. 10.12.190. - California Fire Code, Chapter 5 Fire Service Features, Section 505.1, amended.

Section 505.1 Address Identification is amended as follows:

505.1 Address identification. Approved numbers or addresses shall be placed on all new and existing buildings in such a position that is plainly visible and legible from the street or road fronting the property. Said numbers shall be of noncombustible materials and shall contrast with their background. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. All multiunit residential and commercial buildings shall have identifying numbers/letters or addresses placed on or immediately adjacent to all doors that would allow fire department access in an emergency situation. In no case shall the numbers/letters be less than four inches (102 mm) in height for residential and six inches (152 mm) in height for commercial with a one-inch (25 mm) stroke or as required by local ordinance, whichever is more restrictive.

New constructed buildings shall provide elimination on or back-elimination for the building identification and unit identification.

Sec. 10.12.200. - California Fire Code, Chapter 5 Fire Service Features, Section 510.1, amended.

Section 510.1 Emergency responder radio coverage in buildings is amended as follows:

510.1 Emergency responder radio coverage in buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at

the exterior of the building. This section shall not require improvements of the existing public safety communication system. The emergency responder radio coverage system shall comply with one of the following;

1. An emergency radio system installed in accordance with the local authority having jurisdiction's ordinance.
2. An emergency radio coverage system installed in accordance with Orange County Fire Authority's emergency responder digital radio guidelines.

Exceptions:

1. Where it is determined by the fire code official that the radio coverage system is not needed.
2. In facilities where emergency responder radio coverage is required and such system, components or equipment could have a negative impact on normal operations of the facilities, the fire code official shall have the authority to accept an automatically activated emergency responder radio coverage system.

Sec. 10.12.210. - California Fire Code, Chapter 5 Fire Service Features, Section 510.2, 510.3, 510.4, 510.5, 510.6 amended.

Section 510.2 through 510.6 are hereby deleted without replacement:

Sec. 10.12.220. - California Fire Code, Chapter 6 Building Services and Systems, Section 608.1, amended.

Section 608.1 Scope is hereby amended as follows:

608.1 Scope. Stationary storage battery systems having an electrolyte capacity of more than 50 gallons (189 L) for flooded lead acid, nickel cadmium (Ni-Cd) and valve-regulated lead acid (VRLA), or 1,000 pounds (454 kg) for lithium-ion and lithium metal polymer, used for facility standby power, emergency power or, uninterrupted power supplies, shall comply with this section and Table 608.1. Indoor charging of electric carts/cars with more than 50 gallons (189 L) shall comply with Section 608.10,

Sec. 10.12.230. - California Fire Code, Chapter 6 Building Services and Systems, Section 608.10, amended.

Section 608.10 Indoor charging of electric carts/cars is hereby added as follows:

608.10 Indoor charging of electric carts/cars. Indoor charging of electric carts/cars where the combined volume of all electric/cars battery electrolyte exceeds 50 gallons shall comply with following:

1. Spill control and neutralization shall be provided and comply with Section 608.5.
2. Room ventilation shall be provided and comply with Section 608.6.1
3. Signage shall be provided and comply with Section 608.7.1

4. Smoke detection shall be provided and comply with Section 907.2

Sec. 10.12.240. - California Fire Code, Chapter 9 Fire Protection Systems, Section 903.2, amended.

Section 903.2 Where required is hereby amended as follows:

903.2 Where required. Approved automatic sprinkler systems in buildings and structures shall be provided when one of the following conditions exists

1. **New buildings:** Notwithstanding any applicable provisions of Sections 903.2.1 through 903.2.12, an automatic fire-extinguishing system shall also be installed in all occupancies when the total building area exceeds 5,000 square feet (465 m²) as defined in Section 202, regardless of fire areas or allowable area.
2. **Existing Buildings:** Notwithstanding any applicable provisions of this code, an automatic sprinkler system shall be provided in an existing building when an addition occurs and when one of the following conditions exists:
 - a. When an addition is 33% or more of the existing building area, and the resulting building area exceeds 5000 square feet (465 m²) as defined in Section 202; or
 - b. When an addition exceeds 2000 square feet (186 m²) and the resulting building area exceeds 5000 square feet (465 m²) as defined in Section 202; or
 - c. An additional story is added above the second floor regardless of fire areas or allowable area.

Exception: Group R-3 occupancies. Group R-3 occupancies shall comply with Section 903.2.8.

Sec. 10.12.250. - California Fire Code, Chapter 9 Fire Protection Systems, Section 903.2.8, amended.

Section 903.2.8 Group R is hereby amended as follows:

903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 902.1 shall be provided throughout all buildings with a Group R fire area as follows:

1. **New Buildings:** An automatic sprinkler system shall be installed throughout all new buildings.
2. **Existing Buildings:** An automatic sprinkler system shall be installed throughout when one of the following conditions exists:

- a. When an addition is 33% or more of the existing building area as defined in Section 202, and greater than 1000 square feet (93 m²) within a two year period; or
- b. An addition when the existing building is already provided with automatic sprinklers; or.
- c. When an existing Group R Occupancy is being substantially renovated, and where the scope of the renovation is such that the Building Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.

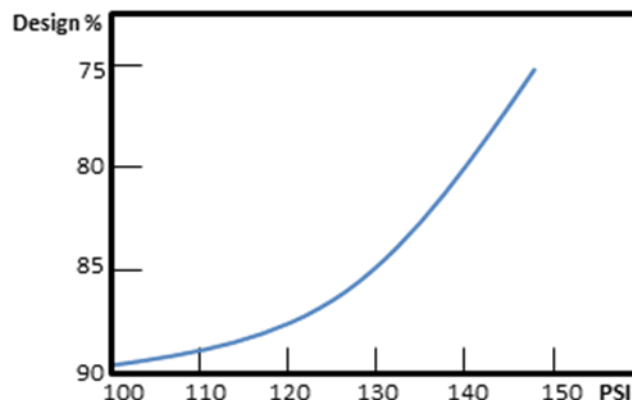
Sec. 10.12.260. - California Fire Code, Chapter 9 Fire Protection Systems, Section 903.3.5.3, added.

Section 903.3.5.3 Hydraulically calculated systems is hereby added as follows:

903.3.5.3 Hydraulically calculated systems. The design of hydraulically calculated fire sprinkler systems shall not exceed 90% of the water supply capacity

Exception: When static pressure exceeds 100 psi, and required by the Fire Code Official, the fire sprinkler system shall not exceed water supply capacity specified by Table 903.3.5.3

TABLE 903.3.5.3
Hydraulically Calculated Systems



Sec. 10.12.270. - California Fire Code, Chapter 9 Fire Protection Systems, Section 903.4, amended.

Section 903.4 Sprinkler system supervision and alarms is hereby amended by modifying item 1, deleting item 3 and 5, and renumbering the Exceptions as follows:

1. Automatic sprinkler systems protecting one- and two-family dwellings.
2. Limited area systems serving fewer than 20 sprinklers.

3. Jockey pump control valves that are sealed or locked in the open position.
4. Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position.
5. Trim valves to pressure switches in dry, pre-action and deluge sprinkler systems that are sealed or locked in the open position.

Sec. 10.12.280. - California Fire Code, Chapter 9 Fire Protection Systems, Section 905.4, amended.

Section 905.4 Location of Class I standpipe hose connections is hereby amended by adding items 7 as follows:

7. The centerline of the 2.5 inches (63.5 mm) outlet shall be no less than 18 inches (457.2 mm) above and no more than 24 inches above the finished floor.

Sec. 10.12.290. - California Fire Code, Chapter 9 Fire Protection Systems, Section 907.2.13, amended.

Section 907.2.13 High-rise buildings is hereby amended as follows:

907.2.13 High-rise buildings HAVING OCCUPIED FLOORS LOCATED MORE THAN 55 FEET (16 769 mm) ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS and Group I-2 occupancies having floors located more than 75 feet (22 860 mm) above the lowest level fire department vehicle access. High-rise buildings having occupied floors located more than 55 feet (16 769 mm) above the lowest level of fire department vehicle access and Group I-2 occupancies having floors located more than 75 feet (22 860 mm) above the lowest level fire department vehicle access shall be provided with an automatic smoke detection in accordance with Section 907.2.13.1, a fire department communication system in accordance with Section 907.2.13.2 and an emergency voice/alarm communication system in accordance with Section 907.6.2.2.

Exceptions:

1. Airport traffic control towers in accordance with Section 907.2.22 and Section 412 of the California Building Code.
2. Open parking garages in accordance with Section 406.3 of the California Building Code.
3. Buildings with an occupancy in Group A-5 in accordance with Section 303.1 of the California Building Code.
4. Low-hazard special occupancies in accordance with Section 503.1.1 of the California Building Code.
5. In Group I-2 and R-2.1 occupancies, the alarm shall sound at a constantly attended location and general occupant notification shall be broadcast by the emergency voice/alarm communication system

Sec. 10.12.300. - California Fire Code, Chapter 9 Fire Protection Systems, Section 907.3.1, amended.

Section 907.3.1 Duct smoke detectors is hereby amended as follows:

907.3.1 Duct smoke detectors. Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is installed. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the California Mechanical Code. Duct smoke detectors shall not be used as a substitute for required open area detection.

Exception: In occupancies not required to be equipped with a fire alarm system, actuation of a smoke detector shall activate a visible and an audible signal in an approved location. Smoke detector trouble conditions shall activate a visible or audible signal in an approved location and shall be identified as air duct detector trouble.

Sec. 10.12.310. - California Fire Code, Chapter 9 Fire Protection Systems, Section 907.5.2.2, amended.

Section 907.5.2.2 Emergency voice/alarm communication system is amended as follows.

907.5.2.2 Emergency voice/alarm communication system. Emergency voice/alarm communication systems required by this code shall be designed and installed in accordance with NFPA 72. The operation of any automatic fire detector, sprinkler water-flow device or manual fire alarm box shall automatically sound an alert tone followed by voice instructions giving approved information and directions for a general or staged evacuation in accordance with the building's plans required by Section 404. In high-rise buildings having occupied floors located more than 55 feet, and Group I-2 occupancies having floors located more than 75 feet (22 860 mm) above the lowest level fire department vehicle access, the system shall operate on a minimum of the alarming floor, the floor above and the floor below. Speakers shall be provided throughout the building by paging zones. At a minimum, paging zones shall be provided as follows:

1. Elevator groups.
2. Exit stairways.
3. Each floor.
4. Areas of refuge as defined in Section 1002.1.
5. Dwelling Units in apartment houses.
6. Hotel guest rooms or suites.

Exception: In Group I-1 and R-2.1 occupancies, the alarm shall sound in a constantly attended area and a general occupant notification shall be broadcast over the overhead

page.

Sec. 10.12.320. - California Fire Code, Chapter 9 Fire Protection Systems, Section 907.6.3.2, amended.

Section 907.6.3.2 High-rise buildings is amended as follows.

907.6.3.2 High-rise buildings. High-rise buildings having occupied floors located more than 55 feet (16 764 mm) above the lowest level of fire department vehicle access and Group I-2 occupancies having occupied floors located more than 75 feet (22 860 mm) above the lowest level fire department vehicle access, a separate zone by floor shall be provided for all of the following types of alarm-initiating devices where provided:

1. Smoke detectors.
2. Sprinkler water-flow devices.
3. Manual fire alarm boxes
4. Other approved types of automatic detection devices or suppression systems.

Sec. 10.12.330. - California Fire Code, Chapter 9 Fire Protection Systems, Section 907.6.5, amended.

Section 907.6.5 Monitoring is revised as follows

907.6.5 Monitoring. Fire alarm systems required by this chapter or by the California Building Code shall be monitored by an approved supervising station in accordance with NFPA 72, this section, and per Orange County Fire Authority Guideline “New and Existing Fire Alarm & Signaling Systems.”

Sec. 10.12.340. - California Fire Code, Chapter 20 Aviation Facilities, Section 2008, amended.

Section 2008 EHLF is hereby added with subsections to read as follows:

**SECTION 2008
Emergency Helicopter Landing Facility (EHLF)**

2008.1 General. Every building of any type of construction or occupancy having floors used for human occupancy located more than 75 ft above the lowest level of the fire department vehicle access shall have a rooftop emergency helicopter landing facility (EHLF) in a location approved by the fire code official for use by fire, police, and emergency medical helicopters only.

2008.1.1 Rooftop Landing Pad. The landing pad shall be 50 ft. x 50 ft. or a 50 ft. diameter circle that is pitched or sloped to provide drainage away from access points and passenger holding areas at a slope of 0.5 percent to 2 percent. The landing pad surface shall be constructed of approved non-combustible, nonporous materials. It shall be

capable of supporting a helicopter with a maximum gross weight of 15,000 lbs. For structural design requirements, see California Building Code.

2008.1.2 Approach-Departure Path. The emergency helicopter landing facility shall have two approach-departure paths separated from each other by at least 90 degrees. No objects shall penetrate above the approach-departure paths. The approach-departure path begins at the edge of the landing pad, with the same width or diameter as the landing pad and is a rising slope extending outward and upward at a ratio of eight feet horizontal distance for every one foot of vertical height.

2008.1.3 Safety Area. The safety area is a horizontal plane level with the landing pad surface and shall extend 25 ft in all directions from the edge of the landing pad. No objects shall penetrate above the plane of the safety area.

2008.1.4 Safety Net. If the rooftop landing pad is elevated more than 30 in. (2'-6") above the adjoining surfaces, a 6 ft in wide horizontal safety net capable of supporting 25 lbs/psf shall be provided around the perimeter of the landing pad. The inner edge of the safety net attached to the landing pad shall be slightly dropped (greater than 5 in. but less than 18 in.) below the pad elevation. The safety net shall slope upward but the outer safety net edge shall not be above the elevation of the landing pad.

2008.1.5 Take-off and Landing Area. The takeoff and landing area shall be free of obstructions and 100 ft x 100 ft. or 100 ft. diameter.

2008.1.6 Wind Indicating Device. An approved wind indicating device shall be provided but shall not extend into the safety area or the approach-departure paths.

2008.1.7 Special Markings. The emergency helicopter landing facility shall be marked as indicated in Figure 1108.1.7

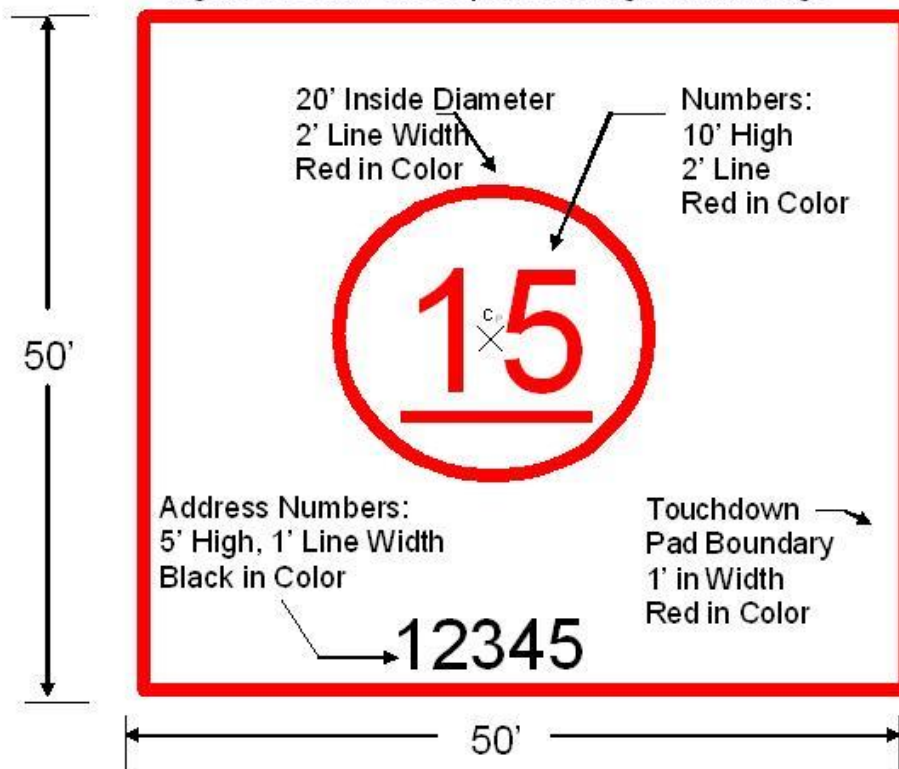
2008.1.8 EHLF Exits. Two stairway exits shall be provided from the landing platform area to the roof surface. For landing areas less than 2,501 square feet in area, the second exit may be a fire escape or ladder leading to the roof surface below. The stairway from the landing facility platform to the floor below shall comply with CFC 1009.4.2 for riser height and tread depth. Handrails shall be provided, but shall not extend above the platform surface.

2008.1.9 Standpipe systems. The standpipe system shall be extended to the roof level on which the EHLF is located. All portions of the EHLF area shall be within 150 feet of a 2.5-inch outlet on a Class I or III standpipe.

2008.1.10 Fire extinguishers. A minimum of one portable fire extinguisher having a minimum 80-B:C rating shall be provided and located near the stairway or ramp to the landing pad. The fire extinguisher cabinets shall not penetrate the approach-departure paths, or the safety area. Installation, inspection, and maintenance of extinguishers shall be in accordance with the CFC, Section 906.

2008.1.11 EHLF. Fueling, maintenance, repairs, or storage of helicopters is prohibited.

Figure 1108.1.7 Helicopter Landing Pad Markings



1. The preferred background is white or tan.
2. The circled, red numbers indicate the allowable weight that the facility is capable of supporting in thousands of pounds.
3. The numbers shall be oriented towards the preferred flight (typically facing the prevailing wind).

Sec. 10.12.350. - California Fire Code, Chapter 28 Lumber Yards and Wood Working Facilities, Section 2801.2, amended.

Section 2801.2 Permit is hereby amended as follows:

2801.2 Permit. Permits shall be required as set forth in Section 105.6. For Miscellaneous Combustible Storage Permit, see Section 105.6.29.

Sec. 10.12.360. - California Fire Code, Chapter 28 Lumber Yards and Wood Working Facilities, Section 2808.2, amended.

Section 2808.2 Storage site is hereby amended as follows:

2808.2 Storage site. Storage sites shall be level and on solid ground or other all-weather surface. Sites shall be thoroughly cleaned and approval from fire code official is obtained before transferring products to the site.

Sec. 10.12.370. - California Fire Code, Chapter 28 Lumber Yards and Wood Working Facilities, Section 2808.3, amended.

Section 2808.3 Size of piles is hereby revised as follows:

2808.3 Size of piles. Piles shall not exceed 15 feet (4572 mm) in height, 50 feet (15 240 mm) in width and 100 feet (30 480 mm) in length.

Sec. 10.12.380. - California Fire Code, Chapter 28 Lumber Yards and Wood Working Facilities, Section 2808.7, amended.

Section 2808.7 Pile fire protection is hereby revised by adding the following statement to the last sentence:

2808.7 Pile fire protection. Automatic sprinkler protection shall be provided in conveyor tunnels and combustible enclosures that pass under a pile. Combustible conveyor systems and enclosed conveyor systems shall be equipped with an approved automatic sprinkler system. Oscillating sprinklers with a sufficient projectile reach are required to maintain a 40% to 60% moisture content and wet down burning/smoldering areas.

Sec. 10.12.390. - California Fire Code, Chapter 28 Lumber Yards and Wood Working Facilities, Section 2808.9, amended.

Section 2808.9 Material-handling equipment is hereby revised by adding the following sentence at the beginning of the section:

2808.9 Material-handling equipment. All material handling equipment operated by an internal combustion engine shall be provided and maintained with an approved spark arrester. Approved material-handling equipment shall be available for moving wood chips, hogged material, wood fines and raw product during fire-fighting operations.

Sec. 10.12.400. - California Fire Code, Chapter 28 Lumber Yards and Wood Working Facilities, Section 2808.11 added.

Section 2808.11 Monitoring, is hereby added as follows:

2808.11 Temperature control. The temperature shall be monitored and maintained as specified in Sections 2808.11.1 and 2808.11.2.

Section 2808.11.1 Pile temperature control, is hereby added as follows:

2808.11.1 Pile temperature control. Piles shall be rotated when the internal temperature

readings are in excess of 165 degrees Fahrenheit.

Section 2808.11.2 New material temperature control, is hereby added as follows:

2808.11.2 New material temperature control. New loads delivered to the facility shall be inspected and tested at the facility entry prior to taking delivery. Material with temperature exceeding 165 degrees Fahrenheit shall not be accepted on the site. New loads shall be monitored to verify that the temperature remains stable.

Sec. 10.12.410. - California Fire Code, Chapter 49 Requirements for Wildland-Urban Interface Fire Areas amended.

Section 4906.3 Vegetation is hereby revised by adding Section “(5)” as follows:

(5) OCFA Vegetation Management Guidelines.

Sec. 10.12.420. - California Fire Code, Chapter 49 Requirements for Wildland-Urban Interface Fire Areas amended.

Section 4908 Fuel Modification Requirements for New Construction is hereby added as follows:

4908 Fuel Modification Requirements for New Construction. All new buildings to be built or installed in hazardous fire areas shall comply with the following:

1. Preliminary fuel modification plans shall be submitted to and approved by the fire code official concurrent with the submittal for approval of any tentative map.
2. Final fuel modification plans shall be submitted to and approved by the fire code official prior to the issuance of a grading permit.
 - 2.1 The fuel modification plan shall include provisions for the maintenance of the fuel modification for perpetuity.
3. The fuel modification plans shall meet the criteria set forth in the Fuel Modification Section of the Orange County Fire Authority Vegetation Management Guidelines.
4. The fuel modification plan may be altered if conditions change. Any alterations to the fuel modification areas shall have prior approval from the fire code official.
5. All elements of the fuel modification plan shall be maintained in accordance with the approved plan and are subject to the enforcement process outlined in the Fire Code.

Sec. 10.12.430. - California Fire Code, Chapter 50 Hazardous Materials General Provisions, Section 5001.5.2, amended.

Section 5001.5.2 Hazardous Materials Inventory Statement (HMIS) is hereby amended by modifying the starting paragraph as follows:

5001.5.2 Hazardous Materials Inventory Statement (HMIS). When required by the fire code official, an application for a permit shall include Orange County Fire Authority's Chemical Classification Packet which shall be completed and approved prior to approval of plans, and/or the storage, use or handling of chemicals on the premises. The HMIS shall include the following information:

1. Product Name
2. Component
3. Chemical Abstract Service (CAS) number
4. Location where stored or used.
5. Container size
6. Hazard classification
7. Amount in storage
8. Amount in use-closed systems
9. Amount in use-open systems.

Sec. 10.12.440. - California Fire Code, Chapter 50 Hazardous Materials General Provisions, Section 5003.1.1(1), amended.

Table 5003.1.1(1) Maximum Allowable Quantity per Control Area is hereby amended by deleting Footnote K without replacement:

Section 2703.1.1.1 Extremely Hazardous Substances is hereby added as follows:

5003.1.1.1 Extremely Hazardous Substances. No person shall use or store any amount of extremely hazardous substances (EHS) in excess of the disclosable amounts (see Health and Safety Code Section 25500 et al) in a residential zoned or any residentially developed property.

Sec. 10.12.450. - California Fire Code, Chapter 50 Hazardous Materials General Provisions, Section 5003.5, amended.

Section 5003.5 Hazard identification signs is hereby amended by modifying the NFPA standard as follows:

5003.5 Hazard identification signs. Unless otherwise exempted by the fire code official, visible hazard identification signs as specified in the Orange County Fire Authority Signage Guidelines for the specific material contained shall be placed on stationary containers and above-ground tanks and at entrances to locations where hazardous materials are stored, dispensed, used or handled in quantities requiring a permit and at specific entrances and locations designated by the fire code official.

Sec. 10.12.460. - California Fire Code, Chapter 55 Cryogenic Fluids, Section 5503.4.1, amended.

Section 5503.4.1 Identification signs is hereby amended as follows:

5503.4.1 Identification signs. Visible hazard identification signs in accordance with the Orange County Fire Authority Signage Guidelines shall be provided at entrances to buildings or areas in which cryogenic fluids are stored, handled or used.

Sec. 10.12.470. - California Fire Code, Chapter 56 Explosives and Fireworks, Section 5601.2, amended.

Section 5601.2 Retail Fireworks is hereby added as follows:

5601.2 Retail Fireworks. The storage, use, sale, possession, and handling of fireworks 1.4G (commonly referred to as Safe & Sane) and fireworks 1.3G is prohibited.

Exception: Fireworks 1.4G and fireworks 1.3G may be part of an electrically fired public display when permitted and conducted by a licensed pyrotechnic operator

Sec. 10.12.480. - California Fire Code, Chapter 56 Explosives and Fireworks, Section 5601.3, amended.

Section 5601.3 Seizure of Fireworks is hereby added as follows:

5601.3 Seizure of Fireworks. The fire code official shall have the authority to seize, take, remove all fireworks stored, sold, offered for sale, used or handled in violation of the provisions of Title 19 CCR, Chapter 6. Any seizure or removal pursuant to this section shall be in compliance with all applicable statutory, constitutional, and decisional law.

Sec. 10.12.490. - California Fire Code, Chapter Explosives and Fireworks, Section 5602, amended.

Section 5602 Explosives and blasting is hereby added as follows:

5602 Explosives and blasting. Explosives shall not be possessed, kept, stored, sold, offered for sale, given away, used, discharged, transported or disposed of within wildland-urban interface areas, or hazardous fire areas except by permit from the fire code official.

Sec. 10.12.500. - California Fire Code, Chapter 56 Explosives and Fireworks, Section 5608.1, amended.

Section 5608.1 General is hereby amended as follows:

5608.1 GENERAL. Outdoor fireworks displays, use of pyrotechnics before proximity

audience and pyrotechnic special effects in theatrical, and group entertainment productions, shall comply with California Code of Regulations, Title 19 , Division 1, Chapter 6 – Fireworks, the Orange County Fire Authority Guidelines for Public Fireworks Displays, and with the conditions of the permit as approved by the fire code official.

Sec. 10.12.510. - California Fire Code, Chapter 56 Explosives and Fireworks, Section 5608.2, amended.

Section 5608.2 Firing is hereby added as follows:

5608.2 Firing. All fireworks displays shall be electrically fired.

Sec. 10.12.520. - California Fire Code, Chapter 57 Flammable and Combustible Liquids, Section 5704.2.3.2, amended.

Section 5704.2.3.2 Label or placard is hereby amended by modifying the NFPA standard as follows:

5704.2.3.2 Label or placard. Tanks more than 100 gallons (379 L) in capacity, which are permanently installed or mounted and used for the storage of Class I, II or III liquids, shall bear a label and placard identifying the material therein. Placards shall be in accordance with the Orange County Fire Authority Signage Guidelines.

Sec. 10.12.530. - California Fire Code, Chapter 60 Highly Toxic and Toxic Materials, Section 6004.2.2.7, amended.

Section 6004.2.2.7 Treatment system is hereby amending the exception as follows:

Exceptions:

1. Toxic gases – storage/use. Treatment systems are not required for toxic gases supplied by cylinders or portable tanks not exceeding 1,700 pounds (772 Kg) water capacity when the following are provided:
 - 1.1 A listed or approved gas detection system with a sensing interval not exceeding 5 minutes.
 - 1.2 For storage, valve outlets are equipped with gas-tight outlet plugs or caps.
 - 1.3 For use, an approved listed or approved automatic-closing fail-safe valve located immediately adjacent to cylinder valves. The fail-safe valve shall close when gas is detected at the permissible exposure limit (PEL) by a gas detection system monitoring the exhaust system at the point of discharge from the gas cabinet, exhausted enclosure, ventilated enclosure or gas room. The gas detection system shall comply with Section 6004.2.2.10.

Sec. 10.12.540. - California Fire Code, Chapter 80 Referenced Standards, amended.

Chapter 80 Referenced Standards is amended as follows:

NFPA 13, 2013 Edition, Installation of Sprinkler Systems, Section 6.8.3 is hereby amended as follows:

6.8.3. Fire department connections (FDC) shall be of an approved type. The FDC shall contain a minimum of two 2 ½” inlets. The location shall be approved and be no more than 150 feet from a public hydrant. The size of piping and the number of inlets shall be approved by the chief. If acceptable to the water authority, it may be installed on the backflow assembly. Fire department inlet connections shall be painted OSHA safety red. When the fire sprinkler density design requires 500 gpm (including inside hose stream demand) or greater, or a standpipe system is included, four 2 ½” inlets shall be provided. FDC may be located within 150 feet of a private fire hydrant when approved by the chief.

NFPA 13, 2013 Edition, Installation of Sprinkler Systems, Section 8.3.3.1 is hereby amended as follows:

8.3.3.1. When fire sprinkler systems are installed in shell buildings of undetermined use (Spec Buildings) other than warehouses (S occupancies), fire sprinklers of the quick-response type shall be used. Use is considered undetermined if a specific tenant/occupant is not identified at the time the permit is issued. Sprinklers in light hazard occupancies shall be one of the following:

1. Quick-response type as defined in 3.6.4.7
2. Residential sprinklers in accordance with the requirements of 8.4.5
3. Standard-response sprinklers used for modifications or additions to existing light hazard systems equipped with standard-response sprinklers
4. Standard-response sprinklers used where individual standard-response sprinklers are replaced in existing light hazard systems

NFPA 13, 2013 Edition, Installation of Sprinkler Systems, Section 8.17.1.1.1 is hereby added as follows

8.17.1.1.1 Residential Waterflow Alarms. A local water-flow alarm shall be provided on all sprinkler systems and shall be connected to the building fire alarm or water-flow monitoring system, where provided. Group R occupancies not requiring a fire alarm system by the California Fire Code shall be provided with a minimum of one approved interior alarm device in each unit. Sound levels in all sleeping areas shall be minimum of 15 DBA above the average ambient sound or a minimum of 75 DBA with all intervening doors closed, whichever is greater. Alarms shall be audible within all other living areas within each dwelling unit. When not connected to a fire alarm or water-flow monitoring system, audible devices shall be powered from an uninterruptible circuit (except for over-current protection) serving normally operated appliances in the residence.

NFPA 13, 2013 Edition, Installation of Sprinkler Systems, Section 11.1.1.2 is hereby added as follows:

11.1.1.2 When fire sprinkler systems are required in buildings of undetermined use other than warehouses, they shall be designed and installed to have a fire sprinkler density of not less than that required for an Ordinary Hazard Group 2 use, with no reduction/s in density or design area. Warehouse fire sprinkler systems shall be designed to Figure 16.2.1.3.2 (d) curve “G”. Use is considered undetermined if a specific tenant/occupant is not identified at the time the permit is issued. Where a subsequent occupancy requires a system with greater capability, it shall be the responsibility of the occupant to upgrade the system to the required density for the new occupancy.

NFPA 13, 2013 Edition, Installation of Sprinkler Systems, Section 11.2.3.1.1.1 is hereby added as follows:

11.2.3.1.1.1 The available water supply for fire sprinkler system design shall be determined by one of the following methods, as approved by the Fire Code Official:

- 1) Subtract the project site elevation from the low water level for the appropriate pressure zone and multiply the result by 0.433;
- 2) Use a maximum of 40 psi, if available;
- 3) Utilize the Orange County Fire Authority water-flow test form/directions to document a flow test conducted by the local water agency or an approved third party licensed in the State of California.

NFPA 13, 2013 Edition, Installation of Sprinkler Systems, Section 23.2.1.1 is hereby amended as follows:

Section 23.2.1.1 Where a waterflow test is used for the purposes of system design, the test shall be conducted no more than 6 months prior to working plan submittal unless otherwise approved by the authority having jurisdiction.

NFPA 13R 2013 Edition Installation of Sprinkler System in Residential Occupancies up to and Including Four Stories in Height, Section 6.16.1 is hereby amended as follows:

6.16.1 A local water-flow alarms shall be provided on all sprinkler systems and shall be connected to the building fire alarm or water-flow monitoring system where provided. Group R occupancies containing less than the number of stories, dwelling units or occupant load specified in Section 907.2.8 of the 2010 California Fire Code as requiring a fire alarm system shall be provided with a minimum of one approved interior alarm device in each unit. Sound levels in all sleeping areas shall be a minimum of 15 dBA above the average ambient sound or a minimum of 75 dBA with all intervening doors closed. Alarms shall be audible within all other living areas within each dwelling unit. When not connected to a fire alarm or water-flow monitoring system, audible devices shall be powered from an uninterruptible circuit (except for over-current protection) serving normally operated appliances in the residence.

There shall also be a minimum of one exterior alarm indicating device, listed for outside

service and audible from the access roadway that serves that building.

NFPA 13D 2013 Edition Installation of Sprinkler Systems in One and Two-Family Dwellings and Manufactured Homes, Section 4.1.3 is hereby amended as follows:

4.1.3 Stock of Spare Sprinklers

NFPA 13D 2013 Edition Installation of Sprinkler Systems in One and Two-Family Dwellings and Manufactured Homes, Section 4.1.3.1 is hereby added as follows:

4.1.3.1. A supply of at least two sprinklers for each type shall be maintained on the premises so that any sprinklers that have operated or been damaged in any way can be promptly replaced.

NFPA 13D 2013 Edition Installation of Sprinkler Systems in One and Two-Family Dwellings and Manufactured Homes, Section 4.1.3.2 is hereby added as follows:

4.1.3.2 The sprinklers shall correspond to the types and temperature ratings of the sprinklers in the property.

NFPA 13D 2013 Edition Installation of Sprinkler Systems in One and Two-Family Dwellings and Manufactured Homes, Section 4.1.3.3 is hereby added as follows:

4.1.3.3 The sprinklers shall be kept in a cabinet located where the temperature to which they are subjected will at no time exceed 100 °F (38°C).

NFPA 13D 2013 Edition Installation of Sprinkler Systems in One and Two-Family Dwellings and Manufactured Homes, Section 4.1.3.4 is hereby added as follows:

4.1.3.4 A special sprinkler wrench shall be provided and kept in the cabinet to be used in the removal and installation of sprinklers. One sprinkler wrench shall be provided for each type of sprinkler installed.

NFPA 13D 2013 Edition Installation of Sprinkler Systems in One and Two-Family Dwellings and Manufactured Homes, Section 7.1.2 is hereby amended as follows:

7.1.2 The system piping shall not have a separate control valve unless supervised by a central station, proprietary or remote station alarm service.

NFPA 13D 2013 Edition Installation of Sprinkler Systems in One and Two-Family Dwellings and Manufactured Homes, Section 7.6 is hereby deleted in its entirety and replaced as follows:

7.6 Alarms Exterior alarm indicating device shall be listed for outside service and audible from the street from which the house is addressed. Exterior audible devices shall be placed on the front or side of the structure and the location subject to final approval by the

fire code official. Additional interior alarm devices shall be required to provide audibility throughout the structure. Sound levels in all sleeping areas with all intervening doors closed shall be a minimum of 15 dBA above the average ambient sound level but not less than 75 dBA. audible devices shall be powered from an uninterruptible circuit (except for over-current protection) serving normally operated appliances in the residence.

Exceptions:

1. When an approved water flow monitoring system is installed, interior audible devices may be powered through the fire alarm control panel.
2. When smoke detectors specified under CBC Section 310.9 are used to sound an alarm upon waterflow switch activation.

NFPA 14, 2013 Edition, Installation of Standpipe and Hose Systems, Section 7.3.1.1 is hereby deleted in its entirety and replaced as follows:

7.3.1.1 Hose Connection Height Class I and III Standpipe hose connections shall be unobstructed and shall be located not less than 18 inches, or more than 24 inches above the finished floor. Class II Standpipe hose connections shall be unobstructed and shall be located not less than 3 feet or more than 5 feet above the finished floor.

NFPA 24, 2013 Edition, Installation of Private Fire Service Mains and Their Appurtenances, Section 6.2.1.1 is hereby added as follows:

6.2.1.1 The closest upstream indicating valve to the riser shall be painted OSHA red.

NFPA 24, 2013 Edition, Installation of Private Fire Service Mains and Their Appurtenances, Section 6.2.11 (5) is hereby deleted without replacement:

NFPA 24, 2013 Edition, Installation of Private Fire Service Mains and Their Appurtenances, Section 6.3.3 is hereby added as follows:

Section 6.3.3 All post indicator valves controlling fire suppression water supplies shall be painted OSHA red.

NFPA 24, 2013 Edition, Installation of Private Fire Service Mains and Their Appurtenances, Section 10.1.6.3 is hereby added as follows:

10.1.6.3 All ferrous pipe shall be coated and wrapped. Joints shall be coated and wrapped after assembly. All fittings shall be protected with a loose 8-mil polyethylene tube. The ends of the tube shall extend past the joint by a minimum of 12 inches and be sealed with 2 inch wide tape approved for underground use. Galvanizing does not meet the requirements of this section.

Exception: 304 or 316 Stainless Steel pipe and fittings

NFPA 24, 2013 Edition, Installation of Private Fire Service Mains and Their

Appurtenances, Section 10.3.5.2 is hereby revised as follows:

10.3.5.2 All bolted joint accessories shall be cleaned and thoroughly coated with asphalt or other corrosion-retarding material, prior to poly-tube, and after installation.

Exception: Bolted joint accessories made from 304 or 316 stainless steel.

NFPA 24, 2013 Edition, Installation of Private Fire Service Mains and Their Appurtenances, Section 10.3.5.3 is hereby added as follows:

10.3.5.3 All bolts used in pipe-joint assembly shall be 316 stainless steel.

NFPA 24, 2013 Edition, Installation of Private Fire Service Mains and Their Appurtenances, Section 10.6.3.1 is hereby revised as follows:

10.6.3.1 Where fire service mains enter the building adjacent to the foundation, the pipe may run under a building to a maximum of 24 inches, as measured from the interior face of the exterior wall to the center of the vertical pipe. The pipe under the building or building foundation shall be 304 or 316 stainless steel and shall not contain mechanical joints or it shall comply with 10.6.2.

NFPA 24, 2013 Edition, Installation of Private Fire Service Mains and Their Appurtenances, Section 10.6.5 is hereby revised as follows:

10.6.4 Pipe joints shall not be located under foundation footings. The pipe under the building or building foundation shall be 304 or 316 stainless steel and shall not contain mechanical joints.

SECTION 6. Chapter 10.14 (California Mechanical Code) is hereby added to Title 10 (Buildings and Construction) of the Laguna Woods Municipal Code as follows:

Sec. 10.14.010. - Adoption of California Mechanical Code.

Sec. 10.14.020. - California Mechanical Code, Chapter 1, Division II Administration, amended.

Sec. 10.14.010. - Adoption of California Mechanical Code.

(a) The City Council of the City of Laguna Woods hereby adopts the 2013 Edition of the California Mechanical Code based on the 2012 Edition of the Uniform Mechanical Code, as published by the International Association of Plumbing and Mechanical Officials except such portions as are deleted, modified, or amended in this chapter. Said Code is adopted and incorporated as if fully set forth herein. Not less than one copy of the California Mechanical Code is now on file with the City Clerk of the City of Laguna Woods and available for public inspection.

(b) The purpose of this Code is to prescribe regulations for the protection of the public health and safety and to establish minimum regulations for the installation, alteration, design, construction, quality of materials, location, operation, and maintenance of heating, ventilating, comfort cooling, refrigeration systems, incinerators and other miscellaneous heat-producing

appliances within the City. All references in this chapter and in the standards adopted in this section to the Building Official or Building Inspector shall mean the City Manager or designee.

Sec. 10.14.020. - California Mechanical Code, Chapter 1, Division II Administration, amended.

Chapter 1, Division II Administration of the 2013 California Mechanical Code is hereby amended by deletion and hereby replaced by the following:

Chapter 1, Division II Administration

For administrative provisions for this code, see City of Laguna Woods Municipal Code 10.05.010

SECTION 7. Chapter 10.16 (California Plumbing Code) is hereby added to Title 10 (Buildings and Construction) of the Laguna Woods Municipal Code as follows:

Sec. 10.16.010. - Adoption of California Plumbing Code.

Sec. 10.16.020. - California Plumbing Code, Chapter 1, Division II Administration, amended.

Sec. 10.16.010. - Adoption of California Plumbing Code.

(a) The City Council of the City of Laguna Woods hereby adopts the 2013 Edition of the California Plumbing Code based on the 2012 Edition of the Uniform Plumbing Code, as published by the International Association of Plumbing and Mechanical Officials except such portions as are deleted, modified, or amended in this chapter. Said Code is adopted and incorporated as if fully set forth herein. Not less than one copy of the California Plumbing Code is now on file with the City Clerk of the City of Laguna Woods and available for public inspection.

(b) The purpose of this Code is to prescribe regulations for the protection of the public health and safety and to establish minimum regulations for the erection, installation, alteration, repair, relocation, replacement, maintenance or use of plumbing systems within the City. All references in this chapter and in the standards adopted in this section to the Building Official or Building Inspector shall mean the City Manager or designee.

Sec. 10.16.020. - California Plumbing Code, Chapter 1, Division II Administration, amended.

Chapter 1, Division II Administration of the 2013 California Plumbing Code is hereby amended by deletion and hereby replaced by the following:

Chapter 1, Division II Administration

For administrative provisions for this code, see City of Laguna Woods Municipal Code 10.05.010

SECTION 8. Chapter 10.22 (California Residential Code) is hereby added to Title 10 (Buildings and Construction) of the Laguna Woods Municipal Code as follows:

- Sec. 10.22.010. - Adoption of California Residential Code.
- Sec. 10.22.020. - California Residential Code, Chapter 1, Division II Administration, amended.
- Sec. 10.22.030. - California Residential Code, Chapter 2 Definitions, Section R202, amended.
- Sec. 10.22.040. - California Residential Code, Chapter 3 Building Planning, Table R301.2(1), amended.
- Sec. 10.22.050. - California Residential Code, Chapter 3 Building Planning, Section R301.9 and R301.10, amended.
- Sec. 10.22.060. - California Residential Code, Chapter 3 Building Planning, Section R301.10, amended.
- Sec. 10.22.070. - California Residential Code, Chapter 3 Building Planning, Table R302.6, amended.
- Sec. 10.22.080. - California Residential Code, Chapter 3 Building Planning, Section R309.6, amended.
- Sec. 10.22.090. - California Residential Code, Chapter 3 Building Planning, Section R313.1, amended.
- Sec. 10.22.100. - California Residential Code, Chapter 3 Building Planning, Section R313.2, amended.
- Sec. 10.22.110. - California Residential Code, Chapter 3 Building Planning, Section R313.3.6.2.2, amended.
- Sec. 10.22.120. - California Residential Code, Chapter 3 Building and Planning, Section R319, amended.
- Sec. 10.22.130. - California Residential Code, Chapter 3 Building Planning, Section R327.1.6, amended.
- Sec. 10.22.140. - California Residential Code, Chapter 4 Foundations, Section R403.1.3, amended.
- Sec. 10.22.150. - California Residential Code, Chapter 4 Foundations, Section R403.1.6.1, amended.
- Sec. 10.22.160. - California Residential Code, Chapter 4 Foundations, Section R405.1, amended.
- Sec. 10.22.170. - California Residential Code, Chapter 9 Roof Assemblies, Section R902.1, amended.
- Sec. 10.22.180. - California Residential Code, Chapter 9 Roof Assemblies, Section R902.1.3, amended.
- Sec. 10.22.190. - California Residential Code, Chapter 9 Roof Assemblies, Section R902.2 amended.
- Sec. 10.22.200. - California Residential Code, Chapter 10 Chimneys and Fireplaces, Section R1001.13 and 1001.14 added.
- Sec. 10.22.210. - California Residential Code, Chapter 44 Reference Standards, NFPA and NFPA 720-09, amended.

Sec. 10.22.010. - Adoption of California Residential Code.

(a) The City Council of the City of Laguna Woods hereby adopts the 2013 Edition of the California Residential Code, including Appendix H based on the 2012 International Building Code as published by the International Code Council and as are deleted, modified, or amended in this chapter. Said Building Code is adopted and incorporated as if fully set forth herein. Not less than one copy of the California Residential Code is now filed with the City Clerk and available for public inspection.

(b) The purpose of these codes is to prescribe regulations for the erection, construction, enlargement, alteration, repair, improving, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of residential one and two family dwellings. All references in this chapter and in the standards adopted in this section to the Building Official or Building Inspector shall mean the City Manager or designee.

Sec. 10.22.020. - California Residential Code, Chapter 1, Division II Administration, amended.

Chapter 1, Division II Administration of the 2013 California Residential Code is hereby deleted and hereby replaced by the following:

Chapter 1, Division II Administration

For administrative provisions for this code, see City of Laguna Woods Municipal Code 10.05.010

Sec. 10.22.030. - California Residential Code, Chapter 2 Definitions, Section R202, amended.

Section R202 Definitions, is amended by addition of “Hazardous Fire Area”, deletion and replacement of “Sunroom” as follows:

SUNROOM. shall be permitted to be detached from or attached to dwelling units. Sunrooms shall be used only for recreational, outdoor living purposes and not as carports, garages, storage rooms or habitable rooms. Sunrooms shall meet all the code provisions of a Appendix H.

HAZARDOUS FIRE AREA. Includes all areas identified within Section 4906.2 and other areas as determined by the Fire Code Official due to the presence of combustible vegetation, or the proximity of the property to an area that contains combustible vegetation.

Sec. 10.22.040. - California Residential Code, Chapter 3 Building Planning, Table R301.2(1), amended.

Table R301.2(1) Climatic and Geographic Design Criteria is hereby revised to read:

TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^e	ICE BARRIER UNDERLAYMENT REQUIRED ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
	Speed ^d (mph)	Topographic effects ^k		Weathering ^a	Frost line Depth ^b	Termite ^c					
Zero	85	No	D ₁	Negligible	12-24"	Very Heavy	43	No	See Note 101	0	60

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

- Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index (i.e., "negligible," "moderate" or "severe") for concrete as determined from the Weathering Probability Map [Figure R301.2(3)]. The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.
- The frost line depth may require deeper footings than indicated in Figure R403.1(1). The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.
- The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
- The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(4)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- Temperatures shall be permitted to reflect local climates or local weather experience as determined by the building official.
- The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
- The jurisdiction shall fill in this part of the table with (a) the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the Flood Insurance Study and (c) the panel numbers and dates of all currently effective FIRMs and FBFMs or other flood hazard map adopted by the authority having jurisdiction, as amended.
- In accordance with Sections R905.2.7.1, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."
- The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99%) value on the National Climatic Data Center data table "Air Freezing Index- USA Method (Base 32°)" at www.ncdc.noaa.gov/fpsf.html.
- The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)" at www.ncdc.noaa.gov/fpsf.html.
- In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall indicate "NO" in this part of the table.

Note 101 from Table 301.2(1) Joined NFIP 06-25-2004, Study date 12-03-2009, Panel numbers {06059C0407J, 06059C0426J, 06059C0427J, 060590429J, 06059CIND0B}

Sec. 10.22.050. - California Residential Code, Chapter 3 Building Planning, Section R301.9 and R301.10, amended.

Section R301.9 Development on or Near Land Containing or Emitting Toxic,

Combustible or Flammable Liquids, Gases or Vapors, is hereby added as follows:

R301.9 Development On Or Near Land Containing Or Emitting Toxic, Combustible or Flammable Liquids, Gases or Vapors. The fire code official may require the submittal for approval of geological studies, evaluations, reports, remedial recommendations and/or similar documentation from a state-licensed and department-approved individual or firm, on any parcel of land to be developed which has, or is adjacent to, or within 1,000 feet (304.8 m) of a parcel of land that has an active, inactive, or abandoned oil or gas well operation, petroleum or chemical refining facility, petroleum or chemical storage, or may contain or give off toxic, combustible or flammable liquids, gases or vapors.

Sec. 10.22.060. - California Residential Code, Chapter 3 Building Planning, Section R301.10, amended.

Section R301.10 Fuel Modification Requirements for New Construction is hereby added as follows:

R301.10 Fuel Modification Requirements for New Construction. All new buildings to be built or installed in areas with or adjacent to land having hazardous combustible vegetation shall comply with the requirements in the edition of OCFA Vegetation Management Guidelines currently in use at the time

Sec. 10.22.070. - California Residential Code, Chapter 3 Building Planning, Table R302.6, amended.

Table R302.6 Dwelling/Garage and/or Carport Separation is hereby modified by requiring 5/8-inch Type X gyp-board at separations.

Table R302.6
DWELLING/GARAGE AND/OR CARPORT SEPARATION

SEPARATION	MATERIAL
Form the residence and attics	Not less than 5/8-inch Type X gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage or carport	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than ½-inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 5/8-inch Type X gypsum board or equivalent applied to the interior side of exterior walls that are within this area.

Sec. 10.22.080. - California Residential Code, Chapter 3 Building Planning, Section R309.6, amended.

Section R309.6 Fire sprinkler attached garages, and carports with habitable space above is hereby amended by modifying the exception as follows:

Exception: An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing carports and/or garages that do not have an automatic fire sprinkler system installed unless a sprinkler system is required in accordance with California Fire Code Section 903.2.8.

Sec. 10.22.090. - California Residential Code, Chapter 3 Building Planning, Section R313.1, amended.

Section R313.1 Townhouse automatic fire sprinklers systems is hereby modified by deleting it in its entirety and replacing it with the following:

R313.1 Townhouse automatic fire sprinklers systems. An automatic residential fire sprinkler system shall be installed in Townhouses as follows:

New buildings: An automatic sprinkler system shall be installed throughout all new buildings.

Existing buildings: An automatic sprinkler system shall be installed throughout when one of the following conditions exists:

1. When an addition is 33% or more of the existing building area, as defined in Section 502.1, and greater than 1000 square feet (92.903 m²) cumulative within a two year period; or
2. An addition when the existing building is already provided with automatic sprinklers; or
3. When an existing Group R Occupancy is being substantially renovated, and where the scope of the renovation is such that the Building Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.

Sec. 10.22.100. - California Residential Code, Chapter 3 Building Planning, Section R313.2, amended.

Section R 313.2 One- and two-family dwellings automatic fire sprinklers systems is hereby modified by deleting it in its entirety and replacing it with the following:

R313.2 One- and two-family dwellings automatic fire sprinklers systems. An automatic residential fire sprinkler system installed in Townhouses as follows:

New buildings: An automatic sprinkler system shall be installed throughout all new buildings.

Existing buildings: An automatic sprinkler system shall be installed throughout when one of the following conditions exists:

1. When an addition is 33% or more of the existing building area, as defined in Section 502.1, and greater than 1000 square feet (92.903 m²) cumulative within a two year period; or
2. An addition when the existing building is already provided with automatic sprinklers; or
3. When an existing Group R Occupancy is being substantially renovated, and where the scope of the renovation is such that the Building Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.

Sec. 10.22.110. - California Residential Code, Chapter 3 Building Planning, Section R313.3.6.2.2, amended.

Section R313.3.6.2.2 Calculation procedure is hereby revised as follows:

R313.3.6.2.2 Calculation procedure. Determination of the required size for water distribution piping shall be in accordance with the following procedure and California Fire Code Section 903.3.5.3.

Sec. 10.22.120. - California Residential Code, Chapter 3 Building and Planning, Section R319, amended.

Section R319, Site Address is hereby revised by addition of a second paragraph to read as follows:

Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Address identification is to be maintained.

Sec. 10.22.130. - California Residential Code, Chapter 3 Building Planning, Section R327.1.6, amended.

Section R327.1.6 Fuel Modification Requirements for New Construction is hereby added as follows:

R327.1.6 Fuel Modification Requirements for New Construction. All new buildings to be built or installed in hazardous fire areas shall comply with the following:

1. Preliminary fuel modification plans shall be submitted to and approved by the fire code official concurrent with the submittal for approval of any tentative map.
2. Final fuel modification plans shall be submitted to and approved by the fire code official prior to the issuance of a grading permit.

- 2.1 The fuel modification plan shall include provisions for the maintenance of the fuel modification for perpetuity.
3. The fuel modification plans shall meet the criteria set forth in the Fuel Modification Section of the Orange County Fire Authority Vegetation Management Guidelines.
4. The fuel modification plan may be altered if conditions change. Any alterations to the fuel modification areas shall have prior approval from the fire code official.
5. All elements of the fuel modification plan shall be maintained in accordance with the approved plan and are subject to the enforcement process outlined in the Fire Code.

Sec. 10.22.140. - California Residential Code, Chapter 4 Foundations, Section R403.1.3, amended.

Section R403.1.3 Seismic Reinforcement is hereby modified by deleting the “Exception” for masonry stem walls and replacing as follows:

In all seismic design categories masonry stem walls without solid grout and vertical reinforcement is not permitted.

Sec. 10.22.150. - California Residential Code, Chapter 4 Foundations, Section R403.1.6.1, amended.

Section 403.1.6.1 Foundation Anchorage in Seismic Design Categories C, D₀ D₁ and D₂, is hereby modified by adding number 7 as follows:

7. Foundation anchorage bolts shall be a minimum 5/8 inch in diameter.

Sec. 10.22.160. - California Residential Code, Chapter 4 Foundations, Section R405.1, amended.

Section R405.1 Concrete and Masonry Foundations is hereby modified by deleting the “Exception” for drainage systems:

Sec. 10.22.170. - California Residential Code, Chapter 9 Roof Assemblies, Section R902.1, amended.

Section R902.1 Roofing Covering Materials is hereby amended by revising it to allow only class A or B roofs as follows.

R902.1 Roofing covering materials. Roofs shall be covered with materials as set forth in Sections R904 and R905. A minimum Class A or B roofing shall be installed in areas

designated by this section. Classes A or B roofing required by this section to be listed shall be tested in accordance with UL 790 or ASTM E 108.

Exceptions:

1. Class A roof assemblies include those with coverings of brick, masonry and exposed concrete roof deck.
2. Class A roof assemblies also include ferrous or copper shingles or sheets, metal sheets and shingles, clay or concrete roof tile, or slate installed on noncombustible decks.

Sec. 10.22.180. - California Residential Code, Chapter 9 Roof Assemblies, Section R902.1.3, amended.

Section R902.1.3 Roof Coverings within all Other Areas is hereby amended by revising it to require a minimum Class B roof as follows:

R902.1.3 Roof coverings within all other areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class B.

Sec. 10.22.190. - California Residential Code, Chapter 9 Roof Assemblies, Section R902.2 amended.

Section R902.2 Fire-retardant-treated Shingles and Shakes, first paragraph is hereby amended by revising it to allow only Class A or B treated wood roofs as follows:

R902.2 Fire-retardant-treated shingles and shakes. Fire-retardant-treated wood shakes and shingles are wood shakes and shingles complying with UBC Standard 15-3 or 15-4 which are impregnated by the full-cell vacuum-pressure process with fire-retardant chemicals, and which have been qualified by UBC Standard 15-2 for use on Class A or B roofs.

Sec. 10.22.200. - California Residential Code, Chapter 10 Chimneys and Fireplaces, Section R1001.13 and 1001.14 added.

Section R1001.13 Chimney Spark Arresters is hereby added as follows:

R1001.13 Chimney spark arresters. All chimneys attached to any appliance or fireplace that burns solid fuel shall be equipped with an approved spark arrester. Chimneys serving outdoor appliances or fireplaces shall be equipped with a spark arrester. The spark arrester shall meet the requirements of Section 2113.9.2 of the California Building Code.

Section R1001.14 Outdoor Fireplaces, Fire Pits, Fire Rings, or similar devices is

hereby added as follows:

R1001.14 Outdoor Fireplaces, Fire Pits, Fire Rings, or similar devices. Outdoor fireplaces, fire pits, fire rings, or similar exterior devices shall comply with this section.

Exception: Barbeques, grills, and other portable devices intended for cooking

R1001.14.1 Gas-fueled devices. Outdoor fireplaces, fire pits and similar devices fueled by natural gas or liquefied-petroleum gas are allowed when approved by the Building Department and the device is designed to only burn a gas flame and not wood or other solid fuel. At R-3 occupancies, combustible construction shall not be located within three feet of an atmospheric column that extends vertically from the perimeter of the device. Where a permanent Building Department approved hood and vent is installed, combustible construction may encroach upon this column between the bottom of the hood and the vent opening. Where chimneys or vents are installed, they shall have a spark arrester in accordance with Section 1001.13.

R1001.14.2 Devices using wood or fuels other than natural gas or liquefied-petroleum gas. Fireplaces burning wood or other solid fuel shall be constructed in accordance with the California Building Code and Section R1001.13. Fires in a fireplace shall be contained within a firebox with an attached chimney. The opening in the face of the firebox shall have an installed and maintained method of arresting sparks. The burning of wood or other solid fuel in a device is not allowed within 15 feet of combustible structures, unless within a permanent or portable fireplace.

R1001.14.2.1 Where prohibited. The burning of wood and other solid fuels shall not be conducted within a fuel modification zone. Wood and other solid fuel burning fires in devices other than permanent fireplaces are not allowed within Wildfire Risk Areas (WRA) and adopted Fire Hazard Severity Zones (FHSZ) and Special Fire Protection Areas (SFPA) or in locations where conditions could cause the spread of fire to the WRA or FHSZ, unless determined by the Fire Code Official that the location or design of the device should reasonably prevent the start of a wildfire.

Sec. 10.22.210. - California Residential Code, Chapter 44 Reference Standards, NFPA and NFPA 720-09, amended.

NFPA and NFPA 720-09. See California Fire Code as referenced and amended by the City of Laguna Woods, Municipal Code Title 10, Chapter 12 Fire Code.

SECTION 9. Chapter 10.24 (California Green Building Standards Code) is hereby added to Title 10 (Buildings and Construction) of the Laguna Woods Municipal Code as follows:

Sec. 10.24.010. - Adoption of California Green Building Standards Code.

Sec. 10.24.020. - California Green Building Standards Code, Chapter 1, Division II Administration, amended.

Sec. 10.24.010. - Adoption of California Green Building Standards Code.

(a) The City Council of the City of Laguna Woods hereby adopts the 2013 Edition of the California Green Building Standards Code, as modified, or amended in this chapter. Said Building Code is adopted and incorporated as if fully set forth herein. Not less than one copy of the California Green Building Standards Code is now filed with the City Clerk and available for public inspection.

(b) The purpose of these codes is to prescribe regulations for new buildings. All references in this chapter and in the standards adopted in this section to the Building Official or Building Inspector shall mean the City Manager or designee.

Sec. 10.24.020. - California Green Building Standards Code, Chapter 1, Division II Administration, amended.

Chapter 1, Division II Administration of the 2010 California Green Building Standards Code is hereby deleted and hereby replaced by the following:

Chapter 1, Division II Administration

For administrative provisions for this code, see City of Laguna Woods Municipal Code 10.05.010

SECTION 10. This Ordinance shall take effect and be in full force and operation on January 1, 2014.

SECTION 11. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase added by this Ordinance, or any part thereof, is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity of effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase thereof irrespective of the fact that any one or more subsections, subdivisions, paragraphs sentences, clauses, or phrases are declared unconstitutional, invalid, or ineffective.

SECTION 12. The Deputy City Clerk shall certify to the passage of this Ordinance and shall cause this Ordinance to be published or posted as required by law.

PASSED, APPROVED AND ADOPTED this XX day of November 2013.

ROBERT B. RING, Mayor

ATTEST:

MARC DONOHUE, Deputy City Clerk

APPROVED AS TO FORM:

DAVID B. COSGROVE, City Attorney

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF LAGUNA WOODS)

I, MARC DONOHUE, Deputy City Clerk of the City of Laguna Woods, do HEREBY CERTIFY that the foregoing **Ordinance No. 13-XX** was duly introduced and placed upon its first reading at a Regular Meeting of the City Council on the XX day of October, 2013, and that thereafter, said Ordinance was duly adopted and passed at a Regular Meeting of the City Council on the XX day of November 2013 by the following vote to wit:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

MARC DONOHUE, Deputy City Clerk

8.1
911 AMBULANCE SERVICES REQUEST FOR
PROPOSAL PROCESS

**City of Laguna Woods
Agenda Report**

DATE: October 30, 2013 Adjourned City Council Meeting
TO: Honorable Mayor and City Councilmembers
FROM: Christopher Macon, City Manager
AGENDA ITEM: 911 Ambulance Services Request for Proposal Process

Recommended Action

A. With respect to the 2013-14 ambulance services request for proposal process, delegate the final selection and contracting authority for 911 emergency ambulance services in the City's exclusive operating area to the Orange County Fire Authority.

OR

B. With respect to the 2013-14 ambulance services request for proposal process, retain the final selection and contracting authority for 911 emergency ambulance services in the City's exclusive operating area.

Background

Since 2003, the Orange County Fire Authority (OCFA) has conducted the legally required competitive Request for Proposal (RFP) process for 911 emergency ambulance services on behalf of its member cities. The ambulance services agreements for 19 cities – including Laguna Woods – expire in 2014.

As part of the competitive RFP process, the City has the ability to retain or delegate its authority to select and contract with a given vendor for ambulance services. In either case, OCFA facilitates the RFP process and either contracts directly with the most responsive vendor as determined by a majority vote of its Board of Directors or makes a recommendation to the City Council, which then awards a contract at its discretion. City staff will be involved in the evaluation of proposals regardless of the option selected. Of OCFA's 19 cities that participate in the process, roughly half choose to delegate their authority to OCFA.

In 2004, the City Council elected to retain its authority and selected Doctor's Ambulance. The City then contracted directly with Doctor's Ambulance for a five year term and additional five year extension. The City's agreement with Doctor's Ambulance will expire on August 31, 2014.

Ambulance services are provided regionally as part of Exclusive Operating Areas (EOAs). The City is the lead agency for EOA #35, which includes Laguna Woods and the unincorporated areas of Emerald Bay, Newport Coast, and the Laguna Wilderness. As such, City Council decisions related to ambulance services will also affect residents, businesses, and other parties in those unincorporated areas.

Discussion

Retaining final selection and contracting authority would expose the City to some additional risk and liability, particularly with regard to acts of the selected vendor and protests or challenges of the City Council's selection. According to OCFA:

"A city that retains contract approval authority assumes the risk that it may be sued by an unsuccessful bidder, as well as liability exposure from service recipients based on the acts or omission of the ambulance service provider (e.g., ambulance medical malpractice or ambulance personnel negligence). If an unsuccessful bidder protests or challenges the city's selection and contract award decision, or if the competitive process is challenged procedurally or substantively, the city would be responsible for defending such action. By contract, OCFA assumes responsibility for defending any challenges to the final selection and contract awards, as well as for the competitive process and negligence by the ambulance service provider, for those cities that delegate contract approval authority to OCFA."

Another key consideration in the decision to retain or delegate authority is OCFA's inability to require the emergency subscription and back-to-bed services currently provided by Doctor's Ambulance as part of responding proposals. While State law limits the scope of OCFA's RFP, the City Council could select a vendor taking into account the provision of additional services. If authority were delegated, the City could still potentially negotiate a separate agreement with OCFA's selected vendor for those services. In either case, doing so would expose the City to additional risk and liability, but could also result in more responsive local services.

Staff has consulted with the California Joint Powers Insurance Authority (CJPIA) on this issue and was advised that the City Council should not retain authority in light of the vicarious liability that would be incurred by the City as a result of the

selected vendor becoming an agent of the City. In addition to potential litigation costs, claims or suits resultant of the City's contracting directly with a vendor could affect the City's loss history and cost of coverage. CJPIA's Risk Manager for the City will be available at this City Council meeting to answer questions.

The City Attorney is reviewing this issue and will provide his recommendation or opinion at the City Council meeting.

Fiscal Impact

OCFA bears the cost of conducting the RFP process regardless of whether the City Council retains or delegates its authority. If the City Council chooses to retain its authority, the City may incur increased legal and insurance expenses as a result of claims or suits arising from additional exposure to risk and liability.

Conclusion

The City Council has the ability to determine whether or not it wishes to retain the final selection and contracting authority for 911 emergency ambulance services. City Council action will be relayed to OCFA and integrated into the RFP process.

Attachment: OCFA Letter Requesting City Council Action

**ORANGE COUNTY FIRE AUTHORITY**

P.O. Box 57115, Irvine, CA 92619-7115 • 1 Fire Authority Road, Irvine, CA 92602

Keith Richter, Fire Chief

(714) 573-6000

www.ocfa.org

October 23, 2013

Chris Macon, City Manager
City of Laguna Woods
24264 El Toro Road
Laguna Woods, CA 92637

Dear Mr. Macon,

Subject: City Option to Retain or Delegate Authority for Award of Ambulance Contract

Prior to the start of the Orange County Fire Authority Ambulance Request for Proposal (RFP) process, the Authority needs to know if a city wishes to retain or delegate their authority to award the contract. Currently, the City of Laguna Woods retains authority. The following describes the two options:

1. If the City of Laguna Woods would like to *RETAIN* contract award authority:

A city representative works with the OCFA Grading Panel to evaluate and rank proposals submitted for their City EOA. The OCFA Grading Panel then submits bidder ratings and recommendations to City Staff and Council who then awards the EOA contract to the most responsive bidder. A city that retains contract approval authority assumes the risk that it may be sued by an unsuccessful bidder, as well as liability exposure from service recipients based on the acts or omission of the ambulance service provider (e.g., ambulance medical malpractice or ambulance personnel negligence). If an unsuccessful bidder protests or challenges the City's selection and contract award decision, or if the competitive process is challenged procedurally or substantively, the City would be responsible for defending such action.

2. If the City of Laguna Woods would like to *DELEGATE* contract award authority:

The OCFA Grading Panel evaluates and ranks proposals (City participation optional but strongly recommended). The Grading Panel then submits bidder ratings and recommendations to the OCFA Board of Directors who awards the EOA contract to the most responsive bidder. The OCFA assumes responsibility for defending any challenges to the final selection and contract award, as well as for the competitive process and negligence by the ambulance service provider, should such occur.

Please return the following requested information with your decision to retain or delegate contract award authority by December 5, 2013.

➤ The City of Laguna Woods would like to: ☐ Retain ☐ Delegate

- Contact Name: _____
- Contact Phone Number: _____
- Contact E-Mail: _____

Please feel free to contact me if you have any questions at lorizeller@ocfa.org or 714-573-6020.

Sincerely,

Lori Zeller, Assistant Chief of Business Services

Serving the Cities of: Aliso Viejo • Buena Park • Cypress • Dana Point • Irvine • Laguna Hills • Laguna Niguel • Laguna Woods • Lake Forest • La Palma
Los Alamitos • Mission Viejo • Placentia • Rancho Santa Margarita • San Clemente • San Juan Capistrano • Santa Ana • Seal Beach • Stanton • Tustin • Villa Park
Westminster • Yorba Linda • and Unincorporated Areas of Orange County

RESIDENTIAL SPRINKLERS AND SMOKE ALARMS SAVE LIVES

8.2
MOULTON SMART STREET PROJECT
PHASE 2 DESIGN AND MULTIMODAL TRAIL
DESIGNATIONS

**City of Laguna Woods
Agenda Report**

DATE: October 30, 2013 Adjourned City Council Meeting

TO: Honorable Mayor and City Councilmembers

FROM: Douglas C. Reilly, Assistant City Manager

AGENDA ITEM: Moulton Smart Street Project Phase 2 Design and Multimodal Trail Designations

Recommended Actions

A. Direct staff to negotiate a change order with the County of Orange to remove tree wells along the rear of the sidewalk on the west side of Moulton Parkway between Santa Maria Avenue and Laguna Woods Village Gate 16 to allow for future use as a multimodal trail accommodating pedestrian and golf cart travel.

AND

B. Approve a \$15,000 allocation of Fuel Tax funds in the Contract – Traffic Engineering account for consultant design engineering work related to the removal of tree wells on the west side of Moulton Parkway to accommodate a multimodal trail.

AND

C. Approve a resolution designating public rights of way as multimodal trails on which golf carts are allowed to travel, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF LAGUNA WOODS, CALIFORNIA, RESCINDING
RESOLUTION NO. 11-20 AND DESIGNATING
MULTIMODAL TRAILS IN THE PUBLIC RIGHTS-OF-
WAY ON WHICH GOLF CARTS ARE ALLOWED TO
TRAVEL

AND

D. Approve a resolution designating the Santa Maria Avenue multimodal crosswalk across Moulton Parkway as a highway crossing zone, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF LAGUNA WOODS, CALIFORNIA, DESIGNATING
PORTIONS OF PUBLIC HIGHWAYS AS GOLF CART
CROSSINGS IN CONFORMANCE WITH THE
CALIFORNIA VEHICLE CODE

Background

In 2010, the City Council approved a landscape design for Moulton Parkway that included installation of tree wells along the rear of sidewalks. That design has been implemented along a portion of Moulton Parkway south of El Toro Road near the Laguna Woods Village Equestrian Center and is currently being implemented on the sidewalk being constructed on the east side of Moulton Parkway between Santa Maria Avenue and 400 feet north of El Toro Road. Rear tree wells are set to be constructed on the west side of Moulton Parkway between Santa Maria Avenue and Village Gate 16 (Clubhouse 7) unless the City Council provides alternate direction to staff.

Discussion

The Moulton Smart Street Project was not designed with use of golf carts on multimodal paths in mind. In light of the City Council's desire to allow two-way golf cart travel between Santa Maria Avenue and Laguna Woods Village gates 12 and 16, staff is requesting that the City Council provide direction regarding the suitability of rear tree wells along the west side of Moulton Parkway between Santa Maria Avenue and Village Gate 16. In areas where rear tree wells exist, the distance from the midpoint of each tree well – where trees will be planted – to the curb face narrows from approximately 11 to 8 ½ feet, and to 7 ½ feet in front of the soil nail wall, where underground drainage occupies the first foot from the face of the wall. In comparison, the approximate width of the Santa Maria Avenue multimodal trail is 11 feet, narrowing to 10 feet in certain areas. Once reconstructed, the sidewalk on the south side of El Toro Road between Calle Sonora and the Village Equestrian Center driveway will be 12 feet, narrowing to 11 feet in some places. An average of 11 feet provides sufficient width for two golf carts, each approximately four feet wide, to pass at the same time.

If rear tree wells are not constructed, the width of the sidewalk on the west side of Moulton Parkway between Santa Maria Avenue and Village Gate 16 would be approximately 11 feet, narrowing somewhat near the bus shelter, utility covers and other appertanances. The sidewalk could be used for both pedestrian and golf cart travel, while the east side could be reserved for pedestrians only, using bollards or other devices to prevent golf carts from accessing the sidewalk, except for the section from the new Santa Maria Avenue crosswalk to the entrance into the Village garden center parking lot. This section of the east side of Moulton Parkway would not have tree wells.

The new multimodal paths along Moulton Parkway to Village Gate 16 and to the Village garden center parking lot are shown in the exhibit below. Attached is a map of existing and potential golf cart paths in the City.

Existing/Potential Multimodal (yellow) and Pedestrian Only (blue) Paths



City staff has consulted with County inspection and design engineering staff, who understand that the issue of golf cart use came up after the project was bid and under construction. Together, we developed the following issues for City Council consideration in providing direction to staff:

Water Quality Management Plan (WQMP)

A WQMP was required for the Moulton Phase 2 project because it affects a “street, road, highway or freeway of 5,000 square feet or more of paved surface...” which may result in the creation of more than 10,000 square feet of impervious surface. The plan must comply with the requirements of the local (City and County) National Pollutant Discharge Elimination System (NPDES) Stormwater Program and, to the extent feasible, implement Best Management Practices (BMP) within the constraints of existing and new right of way improvements. The entirety of the project is in a watershed under the jurisdiction of the Santa Ana Regional Water Quality Control Board.

The bio-retention system designed by County engineers and the project landscape architect divided the project at its high point at Village Gates 12 and 16. On the north side, they provided for 12 reverse culverts or inlets with screens along the northbound curb and 8 inlets with screens along the southbound curb to capture street runoff through pipes into the root balls of the trees. After percolating through the structured (1' x 2.5" treated rocks) soil and irrigating tree roots, a separate pipe would carry the remaining water under Moulton Parkway and into a large stormdrain under the median in Laguna Hills north of Santa Maria Avenue, and then to the Veeh Reservoir at Moulton Parkway and Ridge Route Drive. On the south side, 5 inlets with screens were located along the northside curb, where street water runoff is captured in the same manner described above, and is directed through a pipe to the catch basin at the northwest corner of El Toro Road and Moulton Parkway.

With the removal of the 35 trees on southbound Moulton, from Santa Maria Avenue to Village Gate 16, City staff worked with County engineers to develop an alternative treatment of the street runoff. The El Toro Water District (ETWD) may allow a low flow of street water runoff into its effluent holding pond just north of Santa Maria Avenue. If ETWD is not able to allow such flows, the alternative is to retain 5 by 5 foot cavities three feet deep beneath the sidewalk in up to 8 locations, with associated inlets along the curb. Structural soil or another filtration material or device would be used to filter the street water runoff in the cavities and underground pipes would route the water into the large stormdrain under the

Laguna Hills median. This would cost much more than the ETWD alternative, but would meet the requirements of the project WQMP.

Bid Item Removals

The items that would be deleted from the County contract with Griffith Co. for the 35 tree wells and related items along the west side of Moulton Parkway, from Santa Maria Avenue to Village Gate 16, include up to 2,100 cubic yards of excavated soil, up to 910 tons of structured soil, up to 8 reverse culverts or inlets, 35 tree well grates and frames, approximately 8,000 linear feet of plastic conduit, pipe, sleeves and drainlines, 35 Geijera Paviflora trees, 87 cubic yards of backfill and 1,750 square feet of three inch layer mulch and soil amendments. County engineers have not yet determined the full value of these deletions because an alternative plan to treat the street water runoff has not yet been determined. Preliminary estimates are that there will be sufficient savings to cover the cost of the additions. Those include 875 square feet of 4 inch thick concrete and up to 8 maintenance access frames and covers that would be located near the 5 by 5 foot cavities under the sidewalk. The estimated cost of the additional concrete and maintenance structures is less than \$10,000, which would be paid by the County from savings from the contract deletions.

Resolutions

Two resolutions are attached for City Council approval. Attachment B designates the new El Toro Road multimodal trail, from Calle Sonora to the Village Equestrian Center driveway, and the Moulton Parkway multimodal trails, from Santa Maria Avenue to Village Gate 16 on the west and to the Village garden center driveway on the east. These would be available for use by golf carts only upon completion of the improvements, installation of appropriate signage and certification by the City Engineer. Attachment C designates the Santa Maria Avenue multimodal crosswalk across Moulton Parkway as a highway crossing zone for golf carts in conformance with Section 21115.1 of the California Vehicle Code.

Fiscal Impact

Removing the rear tree wells from the west side of Moulton Parkway between Santa Maria Avenue and Village Gate 16 would result in net construction savings. However, County engineering staff has advised that design account funding has been fully depleted. Unless the County can transfer funds from its Moulton Smart Street construction account to its related design engineering account, the City would have to pay up to \$15,000 for associated consultant design costs, which

include necessary revisions to the WQMP. Unspent funds from the \$15,000 proposed for allocation would become part of the unallocated Fuel Tax Fund at the end of the fiscal year.

Conclusion

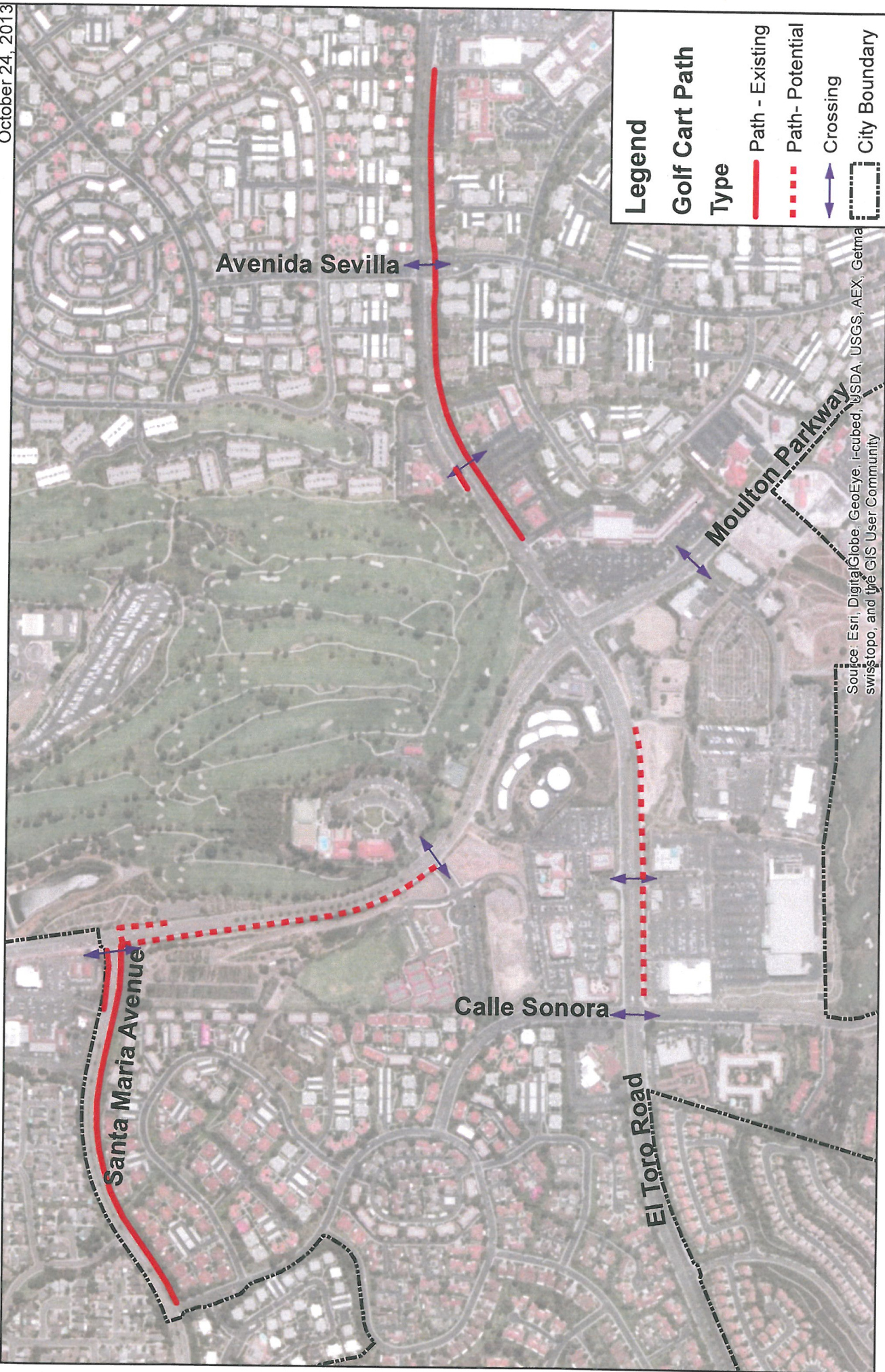
Staff is requesting City Council direction on this subject in order to ensure that the Moulton Smart Street Project is constructed in a manner that is conducive to future plans for multimodal trails to promote golf cart travel throughout the City.

Attachments: A – City Map of Existing and Potential Multimodal Trails
 B – Resolution designating public rights of way as multimodal trails
 C – Resolution designating the Santa Maria Avenue multimodal crosswalk
 across Moulton Parkway as a highway crossing zone for golf carts



Golf Cart Paths

October 24, 2013



RESOLUTION NO. 13- XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, RESCINDING RESOLUTION NO. 11-XX AND DESIGNATING MULTIMODAL TRAILS IN THE PUBLIC RIGHTS-OF-WAY ON WHICH GOLF CARTS ARE ALLOWED TO TRAVEL

WHEREAS, the City of Laguna Woods supports the safe use of alternative vehicles as a means of travel within the City;

WHEREAS, the City of Laguna Woods General Plan calls for planning, design and construction of paved multi-purpose trails that can accommodate motorized scooters, electric wheelchairs, golf carts and other alternative vehicles; and

WHEREAS, the City Council of the City of Laguna Woods supports connecting alternative vehicle trails between new or existing commercial, institutional and residential destinations.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The following areas of the public rights-of-way are designated as multimodal trails on which golf carts are allowed to travel:

- A. The Santa Maria multimodal trail on the south side of the street between Via Vista and Moulton Parkway, and on the north side of the street between Moulton Parkway and the entrance to the Moulton Plaza Shopping Center.
- B. The El Toro Road multimodal trail on the south side of the street between the Valencia and Willow Tree Shopping Centers.

SECTION 2. The following areas of the public rights-of-way are designated as multimodal trails on which golf carts are allowed to travel upon completion of improvements, installation of appropriate signage and certification by the City Engineer.

- A. The El Toro Road multimodal trail on the south side of the street between Calle Sonora and the Laguna Woods Village Equestrian Center driveway.
- B. The Moulton Parkway multimodal trails on the southbound side of the street, from Laguna Woods Village gate 16 to Santa Maria Avenue, and on the northbound side of the street, from the Laguna Woods Village Garden Center 1 driveway to the multimodal crosswalk across Moulton Parkway to Santa Maria Avenue.

SECTION 3. Golf car or neighborhood electric vehicle (NEV) travel shall not be allowed on the above multimodal trails.

SECTION 4. The Deputy City Clerk shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED on this XX day of October 2013.

ROBERT B. RING, Mayor

ATTEST:

MARC DONOHUE, Deputy City Clerk

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF LAGUNA WOODS)

I, MARC DONOHUE, Deputy City Clerk of the City of Laguna Woods, do HEREBY CERTIFY that the foregoing **Resolution No. 13-XX** was duly adopted by the City Council of the City of Laguna Woods at a regular meeting thereof, held on the XX day of October 2013, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

MARC DONOHUE, Deputy City Clerk

RESOLUTION NO. 13-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, DESIGNATING PORTIONS OF PUBLIC HIGHWAYS AS GOLF CART CROSSINGS IN CONFORMANCE WITH THE CALIFORNIA VEHICLE CODE

WHEREAS, the City of Laguna Woods supports the use of alternative vehicles as a means of travel within the City; and

WHEREAS, the City of Laguna Woods General Plan calls for planning, design and construction of paved multi-purpose trails that can accommodate motorized scooters, electric wheelchairs, golf carts and other alternative vehicles; and

WHEREAS, California Vehicle Code Section 21115.1 allows local authorities to establish golf cart crossing zones across highways with posted speed limits of 45 miles per hour or less; and

WHEREAS, the Laguna Woods Police Services Chief has found and determined that each designated golf cart crossing is safe since crossings are approved for use only at intersections controlled by traffic signals or stop signs and after appropriate signage has been installed; and

WHEREAS, the City Council of the City of Laguna Woods supports connecting alternative vehicle trails between new or existing commercial, institutional and residential destinations.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA DOES HEREBY RESOLVE, DETERMINE. FIND, AND ORDER AS FOLLOWS:

SECTION 1. The City Council designates the Santa Maria Avenue multimodal crosswalk across Moulton Parkway, when completed and certified by the City Engineer, as a highway crossing zone for golf carts in conformance with Section 21115.1 of the California Vehicle Code.

SECTION 2. The Deputy City Clerk shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED on this XX day of October 2013.

ROBERT B. RING, Mayor

ATTEST:

MARC DONOHUE, Deputy City Clerk

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF LAGUNA WOODS)

I, MARC DONOHUE, Deputy City Clerk of the City of Laguna Woods, do
HEREBY CERTIFY that the foregoing **Resolution No. 13-XX** was duly adopted
by the City Council of the City of Laguna Woods at a regular meeting thereof, held
on the XX day of October 2013, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:

MARC DONOHUE, Deputy City Clerk

8.3 COMMUNITY OUTREACH STRATEGIES

**City of Laguna Woods
Agenda Report**

DATE: October 30, 2013 Adjourned City Council Meeting
TO: Honorable Mayor and City Councilmembers
FROM: Christopher Macon, City Manager
AGENDA ITEM: Community Outreach Strategies

Recommended Actions

A. Authorize staff to expand community outreach strategies to include replacing the quarterly *Wood Works* newsletter with a combination of periodic targeted mailings, public forums, and a Mayor's column.

AND

B. Provide direction to staff on the City's use of social media.

Background

Since 2000, the City has published a quarterly newsletter called *Wood Works*. The newsletter has generally consisted of four pages of information, as well as periodic inserts of one to two additional pages – sometimes including materials produced by the El Toro Water District. The newsletter is mailed to deliverable postal addresses within the City and is also available at City Hall and on the City's website.

The City's other community outreach strategies include use of its website, Twitter, Channel 31, map/informational guide (currently being updated in accordance with the City Council's approved budget and work plan), standing advisory committees, and publically noticed meetings. Staff also participate in Laguna Woods Village's new resident orientations, club presidents meetings, and Channel 6 news show.

- City Twitter (www.twitter.com/lagunawoodscity)
- City Website (www.lagunawoodscity.org)

Discussion

Staff believe that opportunities exist for the City to expand its community outreach strategies to more effectively connect with residents and businesses.

Targeted Mailings

The existing *Wood Works* newsletter is produced quarterly which limits its ability to be used to communicate news and current affairs in a timely manner. Staff have explored mailings used in other cities and believe that periodic targeted mailings in the form of small or large postcards, heavy stock flyers, or folded newsletters are a viable alternative. The targeted mailings would be used to advertise specific events (e.g., Laguna Woods Goods Exchange) or relay specific, topical information (e.g., coyote/wildlife precautions, crime prevention, recycling) on an as-needed basis. Staff would anticipate approximately four targeted mailings per year.

Staff recommend the production of an annual “State of the City” publication as one of the targeted mailing to provide current and prospective residents and businesses with “at a glance” information on the City’s accomplishments and activities.

The Ad Hoc Economic/Community Development Committee of the City Council (Mayor Ring and Councilmember Conners) is exploring ways to attract, retain, and support local businesses, including potential mailings that would be consistent with the concept of periodic targeted mailings. The Ad Hoc Committee will present its recommendations to the City Council later this fiscal year.

Public Forums

Public forums (“Coffee with the Council,” town hall/neighborhood meetings, etc.) are a regular occurrence in many other cities and help to facilitate ongoing dialogue and communication with residents. A typical format includes brief updates on City news and services followed by informal public comments and discussion. Unless noticed pursuant to the Ralph M. Brown Act, City Council attendance would be limited to no more than two members per public forum.

Staff recommend that public forums take place on an ongoing basis throughout the year, rotating amongst a variety of locations outside of City Hall with the goal of making government as accessible and convenient as possible. Relevant City staff would attend along with City Councilmembers. The City would provide light refreshments and advertising for each public forum. Staff would anticipate scheduling approximately four public forums per year.

The Ad Hoc Economic/Community Development Committee is hosting roundtable meetings with contractors and local businesses as part of its outreach efforts. The Ad Hoc Committee may recommend continuation of those meetings in the future; however, those meetings would be in addition to resident-oriented public forums.

Mayor's Column

To provide timely information, staff recommend an at least bi-monthly Mayor's column to be posted on the City's website and made available to local media (e.g., *Laguna Woods Globe*) and community partners. Staff would collaborate with the Mayor on the column's content, which would include City news and current affairs (e.g., major project updates, upcoming events, recent City Council actions), as well as specific, topical information (e.g., disaster preparedness, recycling). The column would not be used for the advancement of personal political views.

Social Media

The City currently operates a Twitter page. Twitter is a free social media network that allows users to "tweet" messages up to 140 characters long. In the City's case, tweets are viewable by the general public and subscribers ("followers"). Twitter users are also able to comment on and "retweet" messages posted by the City. As of October 17, 2013, the City has 721 Twitter followers.

Staff would like City Council direction on the use of social media. If it is the City Council's desire to continue using Twitter and/or expand into other social media networks (e.g., Facebook, LinkedIn), staff will prepare a social media policy for consideration at an upcoming City Council meeting. Preparation of such a policy would involve the City Attorney and Joint Powers Insurance Authority in light of the legal and risk management issues associated with social media.

Fiscal Impact

The City's current fiscal year budget to produce and distribute the quarterly *Woods Works* newsletter is \$28,800. The expanded community outreach strategies detailed herein could be accommodated within that budget.

Advisory Committee Review

The Community Services Committee considered this item at their regular meeting on October 23, 2013 and unanimously voted to recommend that the City Council authorize staff to expand community outreach strategies to include replacing the

quarterly *Wood Works* newsletter with a combination of periodic targeted mailings, public forums, and a Mayor's column. Committee members also commented on the need to more actively promote the City website, provide electronic alternatives to paper mailings (including opportunities to "opt out"), be mindful of increasing ethnic diversity within the City, and have a presence at community events.

On the issue of social media, the Committee was not asked to take formal action; however, Committee members provided the following comments:

- The City website should be more actively promoted.
- Social media is valuable as a means of reaching out to baby boomers.
- Social media can be a nuisance and also raises privacy concerns.
- Twitter can be a nuisance, particularly as it relates to the generation of cell phone alerts and messages. Facebook is comparatively less of a nuisance.
- Many residents do not use or have access to the Internet or social media.

Conclusion

Staff has identified several potential opportunities to expand the City's community outreach efforts. City Council direction will help guide future efforts.