



DATE: May 7, 2008

TO: Honorable Mayor and City Councilmembers

FROM: Development Services Department/Building Division

SUBJECT: **INTRODUCTION OF AN ORDINANCE AMENDING CHAPTER 6 ARTICLES II, III, IV, VI AND VIII OF THE CITY OF OCEANSIDE MUNICIPAL CODE TO REFLECT ADOPTION OF THE 2007 CALIFORNIA BUILDING, MECHANICAL, PLUMBING AND ELECTRICAL CODES, WITH CERTAIN AMENDMENTS, ADDITIONS AND DELETIONS; ADOPTION OF RESOLUTION OF FINDINGS SUPPORTING LOCAL AMENDMENTS**

SYNOPSIS

Staff recommends that the City Council introduce an ordinance to amend Chapter 6 Articles II, III, IV, VI and VIII of the City of Oceanside Municipal Code to reflect adoption of the 2007 California Building, Mechanical, Plumbing and Electrical Codes, with certain amendments, additions, and deletions; and adopt a resolution of findings supporting the local amendments.

BACKGROUND

California Code of Regulations, Title 24, referred to as The California Building Standards Code (CBSC) is the State of California's model building code with its administrative authority being derived from the Health and Safety Code. Since its inception, the CBSC has become internationally recognized for its role in affirmatively addressing the issues related to safe and sound built environments.

A committee made up of building officials, fire service personnel, building industry officials, and other interested parties developed the code. This process has taken several years and has involved hundreds of stakeholders. Subsequently, the State of California adopted the amendments to the 2006 International Fire and Building Codes, as well as the 2006 Uniform Plumbing and Mechanical Codes and 2005 National Electrical Code. These finalized California Codes were published on July 1, 2007, and became effective statewide on January 1, 2008.

The California Building Commission is responsible for publishing the code text complete with changes reflecting new philosophies, engineering knowledge, and technological applications. When the State adopted the CBSC, it became effective throughout the State of California for all cities, counties, and fire districts. In addition, local adoption is

necessary in order to amend the model code to reflect particular challenges unique to our region's climate, topography, and geology or to implement revisions necessary to provide fire protection consistent with a community's ability to prevent, respond, or mitigate fire, building, or safety hazards. Local amendments to the Oceanside Building and Fire Codes cannot be less stringent than the CBSC provides.

ANALYSIS

The CBSC is adopted and used throughout the state; by law, the City of Oceanside must enforce the current state building code. However, it does not always meet the individual needs of each jurisdiction and state statutes authorize amendments to the code to meet the unique conditions of each city or county. The proposed amendments are contained in the attached Ordinance, and the findings supporting them are contained in the accompanying resolution. With the exception of the two electrical amendments, the remaining amendments are Fire Department-driven, and should be incorporated into Section 6 to ensure consistency with changes to the Fire Code as amended in Section 11 of the Oceanside City Code.

Among the proposed amendments are:

1. Providing a definition of "Mid-Rise Building" as being any building having four stories or more in height, while being 75 feet or less in height, with measurement being from the underside of the roof or floor above topmost space that can be occupied, to the lowest fire apparatus access road level. The section on mid-rise buildings also identifies requirements for: smoke detectors, fire alarm systems, automatic fire sprinklers/standpipes, emergency voice alarm signaling systems, central control stations, annunciation identification, elevators, and various means of egress.
2. Detailed requirements for the installation of automatic fire sprinkler systems in Group A, B, F, M and S commercial buildings exceeding 5,000 square feet or 34 feet in height. The mitigation requirements contained within this portion of the proposed code must meet California Building and Fire Code Standards.
3. A fire sprinkler requirement for single-family dwellings over 5,000 square feet and multi-family dwellings between 5,000 and 10,000 square feet.
4. Modifying the phase arrangements for electrical services to meet the standards set by San Diego Gas and Electric.
5. Maintaining the historic language regarding power distribution panels in order to avoid confusion and provide for consistency.

The adoption of the California Building Standard Codes, along with the specified amendments, will enable Oceanside Building Division to codify those practices that

more accurately reflect the way that the Division currently operates and to more closely integrate the practices and procedures with our region. The Building Division is not aware of any opposition to the proposed amendments which were presented and explained in various individual meetings with local building and development community stakeholders, and at the Building Industry Association meeting on November 13, 2007.

FISCAL IMPACT

No fiscal impact.

COMMISSION OR COMMITTEE REPORT

Does not apply.

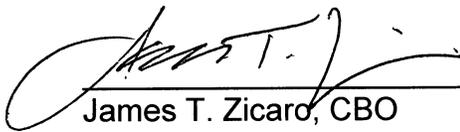
CITY ATTORNEY'S ANALYSIS

This ordinance and resolution have been reviewed by the City Attorney and approved as to form.

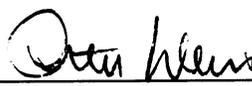
RECOMMENDATION

Staff recommends that the City Council introduce an ordinance to amend Chapter 6 Articles II, III, IV, VI and VIII of the City of Oceanside Municipal Code to reflect adoption of the 2007 California Building Standard Codes, with certain amendments, additions, and deletions; and adopt a resolution of findings supporting the local amendments.

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SUBMITTED BY:


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REVIEWED BY:

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ATTACHMENTS:

- 1. City Council Ordinance
- 2. City Council Resolution

1 Uniform Plumbing Code of the International Association of Plumbing and Mechanical
2 Officials with the California amendments; and

3 WHEREAS, the California Building Standards Codes may be adopted by cities
4 by incorporation by reference; and

5 WHEREAS, cities may establish more restrictive building standards than those
6 set forth in the California Building Standards Codes, if certain findings are made
7 pertaining to local climatic, geologic or topographical conditions; and

8
9 WHEREAS, the City Council of the City of Oceanside finds that the City of
10 Oceanside has certain climatic, geologic, and topographical features that can have a
11 deleterious effect on emergency services such as fire protection and emergency medical
12 services; and

13 WHEREAS, the City of Oceanside finds that modifications and changes to the
14 2007 California Building, Plumbing, Mechanical and Electrical Codes are reasonably
15 necessary to mitigate said deleterious effects,

16 NOW THEREFORE, The City Council of the City of Oceanside DOES
17 ORDAIN as follows:

18 **SECTION 1.** Chapter 6, Articles II through IV, inclusive and VI, of the
19 Oceanside City Code are amended by the amendment of Sections 6.6, 6.7, 6.8, 6.9, 6.10,
20 6.11, 6.14, and 6.15, to read as follows:

21
22 **ARTICLE II. BUILDING CODE**

23 **Sec. 6.6. Adoption by reference**

24 (a) The Building Code hereinafter referred to is the 2007 California Building
25 Code published by order of the California legislature. One copy of the Building Code
26 shall be kept on file in the office of the City Clerk.

27 (b) All the provisions of said Building Code including such provisions as are
28

1 hereinafter added, deleted or amended, are hereby adopted by reference and shall
2 constitute the Building Code of the City of Oceanside, establishing rules and regulations
3 covering the subjects and matters therein referred to.

4 **Sec. 6.7. Modifications to the Uniform Building Code**

5 The 2007 California Building Code is hereby revised in the following respects:

6 **Chapter 2 Definitions Section 202 Definitions** is hereby amended by adding the
7 following defined term:
8

9 **MID-RISE BUILDING.** Any building having four stories or more in height,
10 while being 75 feet (22.860 m) or less in height, and not defined as a high-rise building
11 by section 202 of this code. Measurement will be from the underside of the roof or floor
12 above the topmost space that can be occupied, to the lowest fire apparatus access road
13 level.
14

15 **Chapter 4 Special Detailed Requirements Based On Use And Occupancy.**

16 **Section 450 Mid-Rise Buildings** is hereby added to Chapter 4 of the Building
17 Code portion of the California Building Standards Code to read as follows:

18 **450.1 Applicability.** The provisions of this section shall apply to new Mid-rise
19 buildings, and or any mid-rise building which undergoes a complete renovation that
20 requires the complete vacancy of the building to complete the renovation.
21

22 **Exception:** The provisions of this section shall not apply to the following
23 buildings or structures:

- 24 1. Buildings used exclusively as open parking garage.
- 25 2. Buildings where all floors above the fourth floor (16,764 mm) level are
26 used exclusively as open parking garage.
- 27 3. Buildings such as power plants, lookout towers, steeples, grain houses,
28

1 and similar structures with non-continuous human occupancy, when so determined by
2 the enforcing agency.

3 **450.2 Automatic sprinkler system.** Every mid-rise building must be protected
4 throughout by an automatic fire sprinkler system that is designed and installed in
5 conformance with latest Edition of NFPA 13 and in accordance with the following:
6

7 1. Shutoff valves and a water-flow alarm device must be provided for each
8 floor. Each shutoff valve and flow device must be electronically supervised.

9 2. Every mid-rise building must be provided with a class I standpipe system
10 that is interconnected with the fire sprinkler system. The system must consist of 2½”
11 hose valves that must be located in each stair enclosure on every floor level. Two hose
12 outlets must also be located on the roof, outside of each stair shaft enclosure that
13 penetrates the roof. The standpipe system must be designed, installed, and tested in
14 accordance with NFPA 14. A valved outlet and a pressure gauge shall be installed on
15 all standpipe systems.
16

17 3. Fire Department standpipe connections and valves serving the floor must
18 be within the vestibule and located in a manner so as not to obstruct egress when hose
19 lines are connected and charged.

20 **450.3 Smoke Detection.** Smoke detectors must be provided in accordance with
21 this section. Smoke detectors must be connected to an automatic fire alarm system
22 installed in accordance with the latest edition of NFPA 72. The actuation of any
23 detector required by this section will operate the emergency voice alarm signaling
24 system and will place into operation all equipment necessary to prevent the circulation
25 of smoke through air return and exhaust ductwork. Smoke detectors must be located as
26 follows:
27

28 1. In every mechanical equipment, electrical, transformer, telephone

1 equipment, unmanned computer equipment, elevator machinery or similar room and in
2 all elevator lobbies. Elevator lobby detectors must be connected to an alarm verification
3 zone or be listed as a releasing device.

4 2. In the main return-air and exhaust-air plenum of each air-conditioning
5 system. Such devices must be located in a serviceable area downstream of the last duct
6 inlet.

7
8 3. At each connection to a vertical duct or riser serving two or more stories
9 from a return-air duct or plenum of an air conditioning system. An approved smoke
10 detector may be used in each return-air riser carrying not more than 5,000 cubic feet per
11 minute and serving not more than 10 air inlet openings.

12 4. In all corridors serving as a means of egress for an occupant load of 10 or
13 more.

14 **450.4 Emergency voice/alarm communication systems.** An emergency
15 voice/alarm communication system shall be provided in accordance with the California
16 Fire Code as modified by the city of Oceanside.

17
18 **450.5 Central control station.** A central control station room for fire and life
19 safety department operations must be provided. The location and accessibility of the
20 central control station room must be approved by the Fire Department. The room must
21 be separated from the remainder of the building by not less than one-hour, fire-resistive
22 occupancy separation. The room must be a minimum of 96 square feet with a minimum
23 dimension of 8 feet. It must contain the following as a minimum:

- 24 1. The voice alarm and public address panels.
25 2. Fire Department communications panel.
26 3. The fire alarm enunciator panel.
27 4. Elevator annunciation panel (when building exceeds 55 feet in height).
28

1 5. Status indicators and controls of air handling systems (stairwell
2 pressurization).

3 6. Controls for unlocking stairwell doors.

4 7. Fire pumps status indicators (if required).

5 8. Complete building plans set.

6 9. Work table.

7 10. Elevator control switches for switching of emergency power.

8 **450.5.1 Annunciation Identification.** Control panels in the central control
9 station must be permanently identified as to function. Water flow, automatic fire
10 detection and manually activated fire alarms, supervisory and trouble signals must be
11 monitored by an approved, UL listed Central Monitoring Station and annunciated in the
12 central control station by means of an audible and visual indicator. For the purposes of
13 annunciation, zoning must be in accordance with the following:
14

15 1. When the system serves more than one building, each building must be
16 considered separately.

17 2. Each floor must be considered a separate zone.

18 3. When one or more risers serve the same floor, each riser must be
19 considered a separate zone.
20

21 **450.6 Elevators.** Elevators and elevator lobbies must be provided and must
22 comply with the provisions of Chapter 30 of the California Building Code and the
23 following:

24 1. At least one elevator cab must be assigned for Fire Department use, which
25 must serve all floors of the building. All provisions hereinafter are in reference to said
26 elevator cab(s).
27

28 2. The size of the elevator cab must have dimensions as specified: The

1 elevator cab must be provided with adequate dimensions to accommodate an
2 ambulance-type stretcher in accordance with the provisions of Chapter 30 of California
3 Building Standards Code.

4 **450.7 Stairways.** Required exit stairways shall comply with this section.

5 **450.7.1 Stairway Enclosure.** Stairway enclosures must be continuous and must
6 fully enclose all portions of the stairway. Exit enclosure must exit directly to the
7 exterior of the building or include an exit passageway on the ground floor, leading to the
8 exterior of the building. Each exit enclosure must extend completely through the roof
9 and be provided with a door that leads onto the roof.

10 **450.7.2 Pressurized Enclosures and Stairways.** All required stairways and
11 enclosures in a mid-rise building must be pressurized as specified in the California
12 Building Code; Section 905 Pressurized Stairways will be designed to exhaust smoke
13 manually when needed.

14 **450.7.2.1 Vestibules.** Pressurized stairway enclosures serving mid-rise buildings
15 must be provided with a pressurized entrance vestibule on each floor, that complies with
16 the California Building Code, Section 1020.1.7.

17 **450.7.2.2 Pressure Differences.** The minimum pressure difference within a
18 vestibule must be in accordance with the California Building Code, Section 909.20.2.4

19 **450.7.3 Stairway door operation.** All stairway doors that are locked to prohibit
20 access from the interior of the stairway must have the capability of being unlocked
21 simultaneously, without unlatching, upon a signal from the fire control room. Upon
22 failure of normal electrical service, or activation of any fire alarm, the locking
23 mechanism must automatically retract to the unlocked position.

24 **450.7.3.1 Stairway communication system.** A telephone or other two-way
25 communication system connected to an approved emergency service which operates
26
27
28

1 continuously must be provided at not less than every third floor in each required exit
2 stairway vestibule.

3 **450.7.3.2 Signage.** Approved signage must be provided in each stairwell
4 vestibule stating doors are locked, on which floor(s) entry may be made, and on which
5 floor(s) a telephone is located. Hardware for locking of stairway vestibule doors must be
6 State Fire Marshal listed and approved by the Chief by permit before installation.
7 Stairway doors located between the vestibules and stairway shaft must not be locked.
8

9 **Chapter 9 Fire Protection Systems** is hereby amended by adding to (A),
10 deleting from (D) or revising (R), the Building Code portion of the California Building
11 Standards Code to read as follows:

12 **(R) Section 903.2 Where required.** Approved automatic sprinkler systems in
13 new buildings and structures shall be provided in the locations described in this section.
14 For the purpose of fire sprinkler systems, buildings separated by less than 10 feet from
15 adjacent buildings shall be considered one building. Fire barriers, partitions, and walls,
16 regardless of rating, shall not be considered as creating separate buildings for purposes of
17 determining fire sprinkler requirements. Mezzanines shall be included in the total square-
18 footage calculation.
19

20 **(R) Section 903.2.1 Groups A, B, F, M and S Occupancies.** An automatic
21 sprinkler system shall be provided for Groups A, B, F, M and S occupancies where one of
22 the following conditions exist:

- 23 1. The fire area exceeds 5,000 square feet (465 m²).
- 24 2. The height of the building as measured from the lowest point of fire
25 equipment access exceeds 34 feet.
- 26 3. When a structure is in the direct urban wildland interface. (Refer to Urban
27
28

1 Wildland Interface map located at the Fire Department).

2 4. When the building is located on a dead-end access road or cul-de-sac
3 exceeding 500 feet. (Note: If a Fire Department-approved secondary access is provided to
4 the dead-end access road or cul-de-sac, this condition will not apply)

5 5. When Fire Department travel time exceeds five (5) minutes from the
6 closest fire station to any building. (Time tests will be conducted by the Fire
7 Department based on established testing procedures).

8 6. When the building's calculated fire flow requirement, based on building
9 square-footage and construction type, exceeds 2500 gallons per minute (G.P.M.).

10 7. Buildings with an assembly area above the first floor and with an occupant
11 load over 50.

12
13 **Exception:**

14 1. Group F1 Woodworking operations shall comply with section 903.2.3.1.

15 2. Greenhouses and buildings constructed for use as greenhouses are exempt
16 from fire sprinkler requirements unless physically connected to other structures.

17 **(D) Section 903.2.1.1 Group A-1** is deleted in its entirety.

18 **(D) Section 903.2.1.2 Group A-2** is deleted in its entirety.

19 **(D) Section 903.2.1.3 Group A-3** is deleted in its entirety.

20 **(D) Section 903.2.1.4 Group A-4** is deleted in its entirety.

21 **(D) Section 903.2.1.5 Group A-5** is deleted in its entirety.

22 **(D) Section 903.2.3 Group F-1** is deleted in its entirety.

23 **(D) Section 903.2.6 Group M** is deleted in its entirety.

24 **(R) Section 903.2.7 Group R:** An approved automatic sprinkler system shall be
25 provided throughout residential occupancies when the following conditions exist:
26
27
28

1 1. Residential buildings containing two (2) or more dwelling units hereinafter
2 constructed exceeding 10,000 square feet, or exceeding 34 feet in height, shall be
3 protected with a fire sprinkler system meeting N.F.P.A. Standard 13 with life safety
4 sprinkler heads in living areas.
5

6 2. Residential buildings containing two (2) or more dwelling units hereinafter
7 constructed exceeding 5,000 square feet, but less than 10,000 square feet total area shall
8 be protected with a fire sprinkler system meeting N.F.P.A. Standard 13-R.

9 3. Residential buildings containing one or two family dwelling unit in excess of
10 5000 square feet shall be protected by life safety fire sprinkler systems meeting the NFPA
11 standard 13-D. Residential buildings containing two or more dwelling units shall be
12 protected by life safety fire sprinkler systems meeting the N.F.P.A. Standard 13.
13

14 4. When Fire Department travel time exceeds five (5) minutes from the closest fire
15 station to any building. (Time tests will be conducted by the Fire Department based on
16 established testing procedures).

17 5. When the structure is in the direct urban wildland interface. (Refer to Urban
18 Wildland Interface map located at the Fire Department).

19 6. When a dead-end access road or cul-de-sac exceeds 500 feet, all buildings
20 beyond 500 feet from the intersection will be equipped with automatic fire sprinklers.
21 (Note: If an approved secondary fire access is provided to the dead-end, this condition
22 shall not apply).
23

24 7. When required fire flow for the building is insufficient, as determined by the
25 Fire Authority Having Jurisdiction (FAHJ).

26 An automatic sprinkler system designed in accordance with Section 903.3.1.3 shall
27 not be utilized in Group R-4.
28

1 **(D) Section 903.2.8 Group S-1** is deleted in its entirety.

2 **(D) Section 903.2.8.1 Repair garages** are deleted in its entirety.

3 **(D) Section 903.2.8.2 Bulk Storage of Tires** is deleted in its entirety.

4 **(R) Section 903.4 Sprinkler System Monitoring and Alarms.** All valves
5 controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels
6 and temperatures, critical air pressures, and water flow switches on all sprinkler systems
7 shall be electrically supervised.
8

9 **Exceptions:**

- 10 1. Automatic sprinkler systems protecting one and two family dwellings.
11 2. Underground supply valves.

12 **(R) Section 903.4.2 Alarms.** Approved horn strobe devices shall be connected
13 to every automatic sprinkler system. Such sprinkler water-flow alarm devices shall be
14 activated by water flow equivalent to the flow of a single sprinkler of the smallest
15 orifice size installed in the system. Alarm devices shall be provided on the exterior of
16 the building on the street addressed side of the building.
17

18 **(A) Section 903.4.2.1 Duct Detectors.** Duct detectors shall be shown on fire
19 alarm plans and devices shall be tested by the Fire Department.

20 **(A) Section 903.4.2.2 Automatic Telephone Dialing Devices.** Automatic
21 telephone dialing devices shall be in accordance with NFPA 72. Two separate
22 telephone lines (numbers) shall be provided from the protected premises to the central
23 station, which use Digital Alarm Communicator Transmitter, (DACT).
24

25 **(A) Section 903.4.2.3 Signage.** Any company providing monitoring for any
26 electronic monitoring system, fire suppression, or detection system shall post an
27 approved visible sign at all control valves, control panels and monitoring panels. The
28 sign shall state the name of the monitoring company, the 24-hour phone number of the

1 central station, and instructions to call the central station before doing any work or
2 testing on any system being monitored.

3 **(R) 907.2.10.2 Power Source.** In new construction and in newly classified
4 Group R-3.1 occupancies, required smoke alarms shall receive their primary power from
5 the building wiring where such wiring is served from a commercial source and shall be
6 equipped with a battery backup. Smoke alarms shall emit a signal when the batteries are
7 low. Wiring shall be permanent and without a disconnecting switch other than those
8 required for over current protection. Smoke alarms may be solely battery-operated when
9 installed in existing buildings; or in buildings without commercial power; or in buildings
10 that undergo alterations, repairs or additions regulated by Section 907.2.10.6.

11 **(A) 907.2.10.6 Additions, Alterations or Repairs to Group R Occupancies.**
12 When the valuation of an addition, alteration or repair to a Group R occupancy exceeds
13 \$1,000 and a permit is required, or when one or more sleeping rooms are added or
14 created in existing Group R occupancies, smoke alarms shall be installed in accordance
15 with Section 907.2.10.
16

17 **ARTICLE III. PLUMBING CODE**

18 **Sec. 6.8. Adoption by reference**

19 (a) The Plumbing Code hereinafter referred to is the 2007 California Plumbing
20 Code including the appendices, published by order of the California legislature. One
21 copy of the Plumbing Code shall be kept on file in the office of the City Clerk.
22

23 (b) All the provisions of said Plumbing Code including the installation standards
24 and appendices and including such provisions as are hereinafter added, deleted or
25 amended, are hereby adopted by reference and shall constitute the Plumbing Code of the
26 City of Oceanside, establishing rules and regulations covering the subjects and matters
27 therein referred to.
28

1 (a) Article 90 of the California Electrical Code is modified by the addition of
2 section 90.10 as follows:

3 **90.10. Power distribution panels.** Each suite in a strip mall, each office under
4 one owner or one rental in an office building, each dwelling unit in apartment buildings,
5 duplexes, condominiums, and townhouses shall be so wired that each suite, office, and
6 dwelling unit shall be wired from separate distribution panels; the wiring shall not be
7 intermixed. Said distribution panels shall be readily accessible as required elsewhere in
8 this code. Hotels and motels may be wired from one or more central distribution panels.
9

10 (b) Section 408.3(E) of the California Electrical Code is revised to read as
11 follows:

12 **(R) 408.3(E) Phase arrangement.** The phase arrangement on three-phase
13 buses shall be A, B, C from front to back, top to bottom, or left to right, as viewed from
14 the front of the switchboard or panel board. The C phase shall be that phase having the
15 higher voltage to ground on the three-phase, four-wire delta-connected systems. Other
16 busbar arrangements may be permitted for additions to existing installations.
17

18 **ARTICLE VIII. MISCELLANEOUS REGULATIONS**

19 **Sec 6.31 Additional automatic fire sprinkler requirements** is hereby deleted in
20 its entirety.

21 **SECTION 2** If any section, subsection, sentence, clause or phrase of this
22 Ordinance, or the 2007 California Building Standards Code as adopted and amended
23 herein is, for any reason, held to be invalid or unconstitutional by a decision of any court
24 of competent jurisdiction, such decision shall not affect the validity of the remaining
25 portions of this Ordinance. The City Council hereby declares that it would have passed
26 this Ordinance, and each section, subsection, sentence, clause or phrase thereof,
27 irrespective of the fact that any one or more sections, subsections, sentences, clauses and
28

1 phrases be declared invalid or unconstitutional.

2 **SECTION 3** The City Clerk of the City of Oceanside is hereby directed to
3 publish this ordinance once within fifteen (15) days of its passage in the North County
4 Times, a newspaper of general circulation published in said City of Oceanside.

5 **SECTION 4** This ordinance shall take effect and be in force on the thirtieth
6 (30th) day from and after its final passage.

7 INTRODUCED at a regular meeting of the City Council of the City of Oceanside,
8 California, held on the _____ day of _____, 2008, and, thereafter,

9 PASSED AND ADOPTED by the City Council of the City of Oceanside, California,
10 this _____ day of _____, 2008 by the following vote:

11 AYES:

12 NAYS:

13 ABSENT:

14 ABSTAIN:

15
16 _____
17 Mayor of the City of Oceanside

18
19 ATTEST:

20 APPROVED AS TO FORM:

21 _____
22 City Clerk

23
24 
25 _____
26 City Attorney

1 traffic access unduly burdensome or impossible.

2 Further, the flood conditions described above carry the potential for overcoming
3 the ability of the Fire Department to aid or assist in fire control, evacuations, rescues and the
4 emergency tasks demands inherent in such situations. The potential for the aforementioned
5 flooding conditions to limit Fire Department emergency vehicular traffic, with resulting
6 overtaking of Fire Department personnel, may further cause a substantial or total lack of
7 protection against fire for the buildings and structures located within the jurisdiction.

8 2. The City of Oceanside is situated near several known major faults, each capable
9 of generating earthquakes of significant magnitude. These include the Rose Canyon Fault, the
10 Newport-Inglewood, the Coronado Banks, and the Silver Strand Faults, located generally west
11 of the District, and the Elsinore Fault and the Agua Caliente Fault, located east of the District.
12 These faults are subject to becoming active at any time; the City of Oceanside is particularly
13 vulnerable to devastation should such an earthquake occur.

14 The potential effects of earthquake activity include isolating the City of
15 Oceanside from the surrounding area and restricting or eliminating internal circulation due to
16 the potential for collapsing of highway overpasses and underpasses, along with other bridges in
17 the district, or an earth slide and the potential for vertical movement rendering surface travel
18 unduly burdensome or impossible. Being a coastal community, the City of Oceanside may
19 have other local and global effects of earthquakes including the generation of tsunamis with
20 associated flooding, damage, and life hazard.

21 3. The City of Oceanside is bisected by Interstate Highway 5, State Highway 78,
22 and State Highway 76. These highways are heavily traveled by transportation vehicles carrying
23 known toxic, flammable, explosive and hazardous materials.

24 The potential for release or threatened release of a hazardous material along this
25 route and others within the district is likely, given the volume transported daily. Incidents of
26 this nature will normally require all available emergency response personnel to prevent injury
27 and loss of life and to prevent, as far as practicable, property loss. Emergency personnel
28 responding to such aforementioned incidents may be unduly impeded and delayed in

1 accomplishing an emergency response as a result of this situation, with the potential result of
2 undue and unnecessary risk to the protection of life and public safety and, in particular,
3 endangering residents and occupants in buildings or structures without the protection of
4 automatic fire sprinklers.

5 4. The City of Oceanside and Southern California are semiarid regions and
6 experience water shortages from time to time. Those shortages can have a severely adverse
7 effect on water availability for firefighting. Fires starting in sprinkled buildings are typically
8 controlled by one or two sprinkler heads, flowing as little as 13 gallons per minute.

9 Hose streams used by engine companies on well-established structure fires
10 operate at about 250 gallons per minute each, and the estimated water need for a typical
11 residential fire is 1,250 to 1,500 gallons per minute, according to the Insurance Service Office
12 and the Uniform Fire Code.

13 Under circumstances such as lack of water infrastructure, earthquakes, multiple
14 fires and wildland fires within a community, the limited water demands of residential fire
15 sprinklers would control and extinguish many fires before they spread from building to
16 wildland. In such a disaster, water demands needed for conflagration firefighting probably
17 would not be available.

18 5. The topography of the City of Oceanside presents problems in delivery of
19 emergency services, including fire protection. Hilly terrain results in narrowed, winding roads
20 with little circulation, which can prevent rapid access and orderly evacuation. Many of these
21 hills are covered with highly non-fire-resistive natural vegetation. In addition to access and
22 evacuation problems, the terrain makes delivery of water extremely difficult. Some hill areas
23 are served by water pump systems subject to failure in fire, high winds, earthquake and other
24 power failure situations. This would allow only domestic gravity-feed water from tanks and
25 not enough water for firefighting.

26 6. Due to the steeply sloping topography in the City of Oceanside, the potential
27 exists that new and future development will result in taller buildings on smaller parcels.
28 Adding the definition of a mid-rise building and identifying fire control requirements modifies

1 the application of special provisions for these buildings to all occupancies. Because of the need
2 to mitigate the potential danger of mid-rise buildings, this change is necessary. In addition, the
3 limitations of available firefighting equipment, limited availability of human resources in local
4 fire departments, and the necessity to climb vertically up flights of stairs greatly impacting the
5 response time to reach an incident scene, it is necessary to define the height of mid-rise
6 buildings. The identified height and built-in protection will mitigate extended fire department
7 response time and keep incidents manageable.

8 7. The requirement of locating power distribution panels within the units they are
9 serving has been a local amendment for the last fourteen years within the City of Oceanside.
10 This requirement is intended to ensure that over-current devices are placed in a safe and
11 accessible location, thereby reducing the potential for electrical fires. Fire response issues are
12 further addressed in findings 1 through 6.

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1 8. San Diego Gas and Electric("SDG&E") is our local utility and supplier of
2 electrical power. SDG&E has specified requirements for phase arrangements that are different
3 from those identified within the National Electrical Code and the California Electrical Code.
4 Local amendments to the 2007 California Electrical Code change the high leg from phase B to
5 Phase C to coincide with the high leg distribution from the local utility provider.

6 PASSED AND ADOPTED by the City Council of the City of Oceanside, California,
7 this _____ day of _____, 2008, by the following vote:

- 8 AYES:
- 9 NAYS:
- 10 ABSENT:
- 11 ABSTAIN:

MAYOR OF THE CITY OF OCEANSIDE

15 ATTEST:

APPROVED AS TO FORM:

18 _____
City Clerk

Barbara Hamilton, ASST.

City Attorney