

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF OCEANSIDE  
AMENDING CHAPTER 6 OF THE OCEANSIDE CITY  
CODE BY THE ADOPTION OF THE 2007 EDITIONS  
OF THE CALIFORNIA BUILDING, PLUMBING,  
MECHANICAL, AND ELECTRICAL CODES

WHEREAS, the California Building Standards Codes are published every three years by the California Building Standards Commission; and

WHEREAS, the California Building Standards Commission has published the 2007 California Building Standards Codes by amending Title 24 of the California Code of Regulations, effective January 1, 2008; and

WHEREAS, Title 24, Part 2 of the California Code of Regulations is known as the California Building Code and incorporates, by adoption, the 2006 edition of the International Building Code of the International Code Council with the California amendments; and

WHEREAS, Title 24, Part 3 of the California Code of Regulations is known as the California Electrical Code and incorporates, by adoption, the 2005 edition of the National Electrical Code of the National Fire Protection Administration with the California amendments; and

WHEREAS, Title 24, Part 4 of the California Code of Regulations is known as the California Mechanical Code and incorporates, by adoption, the 2006 edition of the Uniform Mechanical Code of the International Association of Plumbing and Mechanical Officials with the California amendments; and

WHEREAS, Title 24, Part 5 of the California Code of Regulations is known as the California Plumbing Code and incorporates, by adoption, the 2006 edition of the

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

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

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

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

20 **ARTICLE II. BUILDING CODE**

21 **Sec. 6.6. Adoption by reference**

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

25 (b) All the provisions of said Building Code including such provisions as are  
26  
27  
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 **Chapter 4 Special Detailed Requirements Based On Use And Occupancy.**  
15 **Section 450 Mid-Rise Buildings** is hereby added to Chapter 4 of the Building  
16 Code portion of the California Building Standards Code to read as follows:  
17

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

- 23
- 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  
9           **450.5.1 Annunciation Identification.** Control panels in the central control  
10   station must be permanently identified as to function. Water flow, automatic fire  
11   detection and manually activated fire alarms, supervisory and trouble signals must be  
12   monitored by an approved, UL listed Central Monitoring Station and annunciated in the  
13   central control station by means of an audible and visual indicator. For the purposes of  
14   annunciation, zoning must be in accordance with the following:

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

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

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

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

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

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

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

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

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

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

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

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

23 **(R) Section 903.2.7 Group R:** An approved automatic sprinkler system shall be  
24 provided throughout residential occupancies when the following conditions exist:  
25  
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 (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  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

phrases be declared invalid or unconstitutional.

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

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

INTRODUCED at a regular meeting of the City Council of the City of Oceanside, California, held on the \_\_\_\_\_ day of \_\_\_\_\_, 2008, and, thereafter,

PASSED AND ADOPTED by the City Council of the City of Oceanside, California, this \_\_\_\_\_ day of \_\_\_\_\_, 2008 by the following vote:

- AYES:
- NAYS:
- ABSENT:
- ABSTAIN:

\_\_\_\_\_  
Mayor of the City of Oceanside

ATTEST:  
  
\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:  
  
  
\_\_\_\_\_  
City Attorney