



# Memorandum

TO: HONORABLE MAYOR  
AND CITY COUNCIL

FROM: Robert Sapien, Jr.

SUBJECT: SEE BELOW

DATE: October 18, 2019

Approved

Date

10-21-19

## SUPPLEMENTAL

SUBJECT: ADOPTION OF THE 2019 CALIFORNIA BUILDING STANDARDS  
WITH LOCAL AMENDMENTS

## REASON FOR SUPPLEMENTAL

This supplemental memorandum provides additional information to the Summary of Amendments in the Community and Economic Development Committee supplemental memorandum dated September 19, 2019. Item 10 in the Summary of Amendments has been updated to include the recommendation to adopt Chapter 48 of the California Fire Code, without amendments. Item 14 adds the recommendation to adopt Chapter 49 of the California Fire Code with amendments.

## Summary of Amendments

The following summarizes the 2019 California Fire Code Amendments:

1. Adopting Chapter 1 of the 2019 California Fire Code with previous amendments regarding the Scope and Administration of the Fire Code and added additional operating permits as required by other amendments to the California Fire Code as discussed in next sections.
2. Adopting Chapter 2 of the 2019 California Fire Code with additional definitions to clarify the code including definitions required by other amendments to the code.
3. Adopting and amending Chapter 3 of the 2019 California Fire Code as follows:
  - a) Clarifying ceiling clearance for high pile storage and correct data entry error in 2019 California Fire Code Table 315.7, which addresses wood pallet separation.
  - b) Adding to Section 315 lithium battery storage and handling regulations that were

previously regulated in Chapter 50 amendments to Section 315.8 Lithium Battery Storage and Handling.

- c) Adding Section 320 to the 2019 California Fire Code to regulate 3D printing and additive manufacturing. San José is seeing larger industrial 3D printing and additive manufacturing. This section is based on the requirements for the 2021 International Fire Code for 3D Printing and clarifies the requirements for these facilities and when combustible dust and other regulations apply. This section was also recommended by the Santa Clara County Fire Marshals Committee.
- 4. Adopting Chapter 4 of the 2019 California Fire Code with previous amendments regarding emergency plan and hazardous materials management plan storage requirements.
- 5. Adopting Chapter 5 of the 2019 California Fire Code with previous amendments regarding fire apparatus roads access and address identification and added to Section 508 Fire Command Center Building Requirements.
- 6. Adopting Chapters 6 through 8 of the 2019 California Fire Code with no additional amendments.
- 7. Adopting Chapter 9 of the 2019 California Fire Code with previous amendments Fire Suppression and Alarm Regulations, Means Egress, and Existing Construction Requirements (California Fire Code Chapter 9, 10, 11 and NFPA 13, 13D, 13R, 14, 20, 24, 72, 2001, 1221).
  - a) Retaining fire sprinkler requirements and previous amendments as follows:
    - i. Require automatic fire sprinklers in existing buildings when additional floor area creates a building of substantially large area in excess of 10,000 square feet, or the proposed change in use or contents of the building creates a higher risk. Require automatic fire sprinklers in new buildings that exceed 6200 square feet in area.
    - ii. Require automatic fire sprinklers throughout buildings and structure four stories or greater in height, regardless of floor area.
    - iii. Require fire sprinklers in existing detached one- and two- family dwellings where an increase of 500 square-feet is made to the floor area resulting to a total building floor area exceeding 3,600 square-feet.
  - b) Adding amendments to clarify fire suppression and alarm requirements.
- 8. Adopting Chapters 20 to 37, of the 2019 California Fire Code without amendments.
- 9. Adopting Chapter 39 of the 2019 California Fire Code and definitions in Chapter 2 for

the uses and activities related to processing and extraction facilities to be in accordance with Chapter 6.88 of Title 6 of the San José Municipal Code for carbon dioxide extraction and ethanol post oil processing.

10. Adopting Chapters 48 of the 2019 California Fire Code without amendments.

11. Adopting Chapters 50 to 67 regarding hazardous materials provisions.

- a) Retaining previous amendments to Chapter 50 of the 2019 California Fire Code amendments regarding spill control and secondary containment requirements.
- b) Retaining and amending to update to 2019 previous amendments for Chapter 56 of the 2019 California Fire Code for safe and sane fireworks.
- c) Retaining previous and adding additional amendments to Chapter 57 of the 2019 California Fire Code to include requirements to add to Section 5704 overfill protection for automatic filling of above ground tanks and adding to Section 5707 for Mobile Fueling to add training, property owner liability requirements and updated sources of ignition.
- d) Replacing 17.78 Toxic Gas Ordinance with Chapter 50 and 60 of the 2019 California Fire Code with amendments. The Santa Clara County Fire Marshal's Hazardous Material Subcommittee worked to update the regulation of toxic gas to be more in line with model code since the toxic gas ordinance is out of date and the Fire Code now has comprehensive regulations for highly toxic and toxic gas.
- e) Deleting San José Municipal Code 17.78 Toxic Gas Ordinance based on the above.

12. Adopting Chapter 80 Referenced Standards of the California Fire Code.

- a) Adopting several referenced standards relating to the design and installation of fire protection and special systems and hazardous material systems are amended due to local climatic, geological, and topographical conditions.
- b) Updated NFPA 13D, 13R, 13, 14, 20, 24, 72 and 1221 to the 2019 editions.

13. Adopting Appendices B, C, D, K, L, N, O.

- a) Adopting Appendix B of the 2019 California Fire Code with amendments for Fire Flow Requirements for Buildings
- b) Adopting Appendix C of the 2019 California Fire Code with previous amendments for Fire-Hydrant Locations and Distribution
- c) Adopting Appendix D of the 2019 California Fire Code with previous amendments for Fire Apparatus Access Roads

- d) Adopting Appendix K of the 2019 California Fire Code with no amendments for Construction Requirements for Existing Ambulatory Care Facilities
  - e) Adopting Appendix L of the 2019 California Fire Code and retaining previous amendments regarding Firefighter Breathing Air Replenishment System Adoption.
  - f) Adopting Appendix N of the 2019 California Fire Code without amendments regarding Indoor Trade Shows and Exhibitions without amendments.
  - g) Adopting Appendix O of the 2019 California Fire Code without amendments regarding Temporary Haunted Houses, Ghost Walks, and Similar Amusements
14. Adopting Chapter 49 of the 2019 California Fire Code with amendments.
- a) Amending Section 4902 Wildland-Urban Interface Area definition to include lands classified by the City of San José as Wildland-Urban Interface Areas.
  - b) Amending Subsection 4906.2.2 to extend application of required hazardous vegetation and fuel management standards to buildings and structures in lands classified by the City of San José as Wildland-Urban Interface Area.

### **EVALUATION AND FOLLOW-UP**

The approval of this ordinance will not impact current performance measures. However, due to changes in the codes and standards, staff and the design professionals will need time to adjust and become familiar in the application of these new codes and standards. Current performance levels are expected to slightly decline in the first six months.

### **PUBLIC OUTREACH**

Staff is in the process of presenting the proposed amendments to design professionals, developers and contractors in roundtable meetings.

### **COORDINATION**

The relevant sections of the proposed ordinance were coordinated with the Department of Planning, Building and Code Enforcement. This memorandum and proposed ordinance were coordinated with the City Attorney's Office.

HONRABLE MAYOR AND CITY COUNCIL

October 18, 2019

**Subject: Adoption of the California Building Standards with Local Amendments**

Page 5

**CEQA**

Exempt, under the provisions of the California Environmental Quality Act of 1970, as amended, 14 California Code of Regulations Section 15061(b)(3) and Title 21 of the San José Municipal Code.

/s/

ROBERT SAPIEN, JR.

Fire Chief

For questions, please contact Hector Estrada, Deputy Fire Chief/Fire Marshal, at (408) 535-7750.