DRAFT

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF SAN JOSE AMENDING CHAPTER 17.12 AND CHAPTER 17.68 OF TITLE 17 (SAN JOSE FIRE CODE) OF THE SAN JOSE MUNICIPAL CODE TO: (1) ADOPT THE 2025 EDITION OF THE CALIFORNIA FIRE CODE; (2) FIND THAT THE CITY OF SAN JOSE LOCAL CLIMATIC, GEOLOGICAL, AND TOPOGRAPHICAL CONDITIONS WARRANT ADDITIONAL PROTECTIONS IN THE SAN JOSE MUNICIPAL CODE; AND (3) ADOPT LOCAL AMENDMENTS REGARDING CERTAIN STRUCTURAL DESIGN REQUIREMENTS, FIRE SPRINKLER REGULATIONS, AND OTHER BUILDING REQUIREMENTS

WHEREAS, the Fire Marshal of the State of California has adopted that certain fire code, entitled "2025 California Fire Code", which, with certain deletions, amendments, exceptions and additions, and including certain appendices has been copyrighted and published by the California Building Standards Commission; and

WHEREAS, pursuant to Sections 13143.5 and 18941.5 of the California Health and Safety Code, certain amendments to the building standards contained in the 2025 California Fire Code, as set forth in this Ordinance, are reasonably necessary to protect the health, welfare, and safety of the citizens of San José because of local climatic, geological, and topographical conditions; and

WHEREAS, the City Council of the City of San José (the “City” or “San José“) hereby makes the following findings with respect to local geological, topographical, and climatic conditions relating to the amendments to the 2025 California Fire Code for which such findings are required:

A. The City’s dense population creates constant challenge for the Fire Department in providing overall effective service to the community by protecting life, property, and the environment through prevention and response. The high-density metropolitan environment contributes to the likelihood of an impeded response. Heavy traffic congestion on the City’s major streets already acts as a barrier to timely response for fire and emergency vehicles. Roadway traffic flow is increasing due to the population growth associated with the construction of new high-density facilities such as High-Rise Buildings. The increased congestion increases the likelihood of injury or property damage. In the event of an accident

or other emergency at one of the key points of intersection, sections of the City could be isolated and response time could be sufficiently delayed so as to further increase the likelihood of undesirable consequences.

B. San José is part of the Santa Clara County region which is made of several exceptional communities. The seamless fire protection efforts provided through "automatic or mutual aid" agreements allow for each community to support each other, but this can also reduce coverage of fire stations during first response and subsequent multiple-response incidents. A high-rise incident will draw multiple alarm assignments taking numerous fire stations out of service. This situation would cause a "move-up" of other fire stations to cover the empty stations. Thus, many fire stations will ultimately be affected for an alarm assignment/dispatch. Hence, even with mutual aid or possibly due to it, extended response times could further increase the likelihood of undesirable consequences.

C. Climate is one of the understated factors that impact fire behavior and other major emergency events in the Santa Clara Valley region, as the local climate is generally considered to be temperate. However, because climate cannot be controlled, significant impacts on fire and emergency response may result when it is unusually hot or wet. Moisture loss during a long, hot, dry, season will increase combustibility throughout the City's less developed and Wildland areas resulting in fires and increased medical calls such as heat stroke. Conversely, heavy rains increase the likelihood of traffic congestion on the City's streets, creating a barrier to timely response for fire and emergency vehicles.

D. The City is located within a very active seismic area. Severe seismic action could disrupt communications, damage gas mains, cause extensive electrical hazards, and place extreme demands on both private fire protection systems and equipment. The limited and widely dispersed resources of the Fire Department could result in failure to meet and provide the fire protection and life safety needs of the community.

E. The major earthquake faults in the region are the San Andreas, Hayward, and Calaveras Faults. Other active and potentially active faults include the Silver Creek Fault. A US Geological Survey Study, released in April 2009 charts the course of the Silver Creek Fault throughout the densely populated area of downtown San José, where many of the City's highest buildings are located. Earthquakes can result in the hazard of liquefaction, which is the transformation of soil from a solid state to a liquid state. According to the most recently published maps prepared by the California Geological Survey, the City's downtown is in an area that has potential for liquefaction during a major earthquake.

F. The local geographic, topographic, and climatic conditions pose an increased hazard in the acceleration, spread, magnitude, and severity of potential fires in the City of San José, and may cause disruptions in operation of private fire protection systems and equipment and delayed fire response time, allowing for further fire growth and spread.

G. Amendments to the California Fire Code have been adopted in the past by the San José City Council based on specific findings of local geographic, topographic, and climatic conditions; and the Council hereby reaffirms such findings and confirms that the facts on which such findings were based continue to exist.

H. The provisions of this Ordinance establishing certain more restrictive standards than the 2025 California Fire Code are reasonably necessary to protect the health, welfare, and safety of the citizens of San José because of the local conditions noted above and will better serve to prevent or minimize fire damage resulting from the local conditions stated above; and

WHEREAS, Chapter 17.12 of the San José Municipal Code must be amended to adopt the 2025 California Fire Code with local amendments and to maintain the existing level of fire protection and regulatory authority within the City of San José; and

WHEREAS, pursuant to the provisions and requirements of the California Environmental Quality Act of 1970, together with related State CEQA Guidelines and Title 21 of the San José Municipal Code (collectively, "CEQA"), the Director of Planning, Building and Code Enforcement has determined that the provisions of this Ordinance do not constitute a project, under File No. PP17-008 (General procedure and policy making resulting in no changes to the physical environment); and

WHEREAS, the City Council is the decision-making body for this Ordinance; and

WHEREAS, this City Council has reviewed and considered the "not a project" determination under CEQA prior to taking any approval actions on this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SAN JOSE:

SECTION 1. Part 1 of Chapter 17.12 of Title 17 of the San José Municipal Code is amended to read as follows:

Part 1
General

17.12.010 San José Fire Code

The San José Fire Code shall consist of the 2025 California Fire Code (CFC) as copyrighted and published by the California Building Standards Commission which is hereby adopted and incorporated by reference into this Chapter, subject to the deletions, amendments, exceptions, and additions which are specified in this Chapter.

17.12.020 Compliance Required

It shall be unlawful for any person to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building, structure or equipment, or maintain any use, or cause or permit or suffer the same to be done, in a manner which does not conform to the requirements of this Chapter, any provision of the 2025 California Fire Code as adopted under this Chapter, or any permit issued under this Chapter.

17.12.030 Bureau of Fire Prevention

A. A Bureau of Fire Prevention in the fire department of the city, heretofore established by Ordinance 3082, adopted June 11, 1945, shall continue and shall be operated under the supervision of the chief of the fire department.

B. The chief of the fire department shall assign an officer of the fire department as chief of the Bureau of Fire Prevention, who shall hold office at the pleasure of the chief of the fire department. The chief of the Bureau of Fire Prevention shall be known as the "fire marshal," and such title shall be synonymous with the term "chief of the Bureau of Fire Prevention."

C. The chief of the fire department shall assign other members of the fire department as inspectors as shall be necessary.

D. The chief of the Bureau of Fire Prevention and other members of such bureau shall enforce the provisions of this chapter and shall have and perform such other powers, duties and responsibilities as are given by law or as assigned by the chief of the fire department.

17.12.040 Review of Plans Submitted for Building Permit

The Bureau of Fire Prevention shall review all building plans for conformity with state and local statutes, ordinances, and regulations relating to the prevention of fire, the

storage of hazardous materials, and the protection of life and property against fire, explosion, exposure to hazardous materials, and panic.

17.12.050 Application and Disposition

Sections 104.2.3.2.1 and 104.2.3.2 of the 2025 California Fire Code are amended to include as follows:

104.2.3.2.1 Applications for such alternate means or methods shall be filed in the office of the Bureau of Fire Prevention, and the filing fee provided in the schedule of fees established by resolution of the city council shall be paid to the bureau at the time of filing the application.

104.2.3.2.2 Any such alternate means or method that involves matters regulated by the San José Building Code shall also be subject to the approval of the building official.

17.12.060 Owner Responsibility

A. Both the owner and the user of any property shall be responsible for ensuring that such property is in compliance with all statutes, ordinances and regulations relating to fire safety and hazardous materials, except for those laws which relate directly and expressly to a use, in which case compliance shall only be the responsibility of the user.

B. Nothing in this section shall preclude a rental, lease or management agreement from providing that a tenant has responsibility for such compliance unless such delegation is expressly prohibited by the regulating law; however, notwithstanding any such agreement the owner shall remain ultimately responsible and subject to any enforcement action by the city.

17.12.070 Revocation

Section 105.4 of the 2025 California Fire Code is amended to include as follows:

8. The permittee fails to pay fees established for approvals required under this chapter.

17.12.080 Appeals

Whenever the chief suspends or revokes a permit or denies the granting of a permit, or conditionally grants a permit, the applicant may appeal the decision to the appeals hearing board, in accordance with the provisions for appeal set forth in Section 6.02.230 of this Code.

17.12.090 Exemption for Pending Applications

A. The provisions of the 2025 California Fire Code related to construction, as adopted and amended herein, shall not apply to any building or structure for which application for a building permit was made prior to January 1, 2026, except as may be found by the Chief to constitute a distinct hazard to life or property. Such buildings or structure shall be erected, constructed, enlarged, altered or repaired in accordance with the provisions of this Chapter in effect at the date of the application.

B. All other applications shall be processed in accordance with the provisions of the 2025 California Fire Code, as adopted and amended herein.

17.12.100 Cross-References to the 2025 California Fire Code

The provisions of this Chapter contain cross-references to the provisions of the 2025 California Fire Code in order to facilitate reference and comparison to those provisions.

17.12.110 Local Amendments to the 2025 California Fire Code

The provisions of this Chapter shall constitute local amendments to the cross-referenced provisions of the 2025 California Fire Code and shall be deemed to replace the cross-referenced sections of the 2025 California Fire Code with the respective provisions set forth in this Chapter.

Findings

The amendments set forth in 17.12 are reasonably necessary because of the following local geological, topographical, and climatic conditions:

I. The City of San José is located within a very active seismic area. Severe seismic action could disrupt communications, damage gas mains, cause extensive electrical hazards, and place extreme demands on both private fire protection systems and equipment. The limited and widely dispersed resources of the Fire Department could result in failure to meet and provide the fire protection and life safety needs of the community.

II. The local geographic, topographic, and climatic conditions pose an increased hazard in the acceleration, spread, magnitude, and severity of potential fires in the City of San José, and may cause disruptions in the operation of private fire

protection systems and equipment and delayed fire response time, allowing for further fire growth and spread.

III. This section adopts the latest standards currently listed by the State of California Fire Marshal's Office for automatic fire protection systems and includes references to the amendments to the standards made in the California Fire Code.

SECTION 2. Part 2 of Chapter 17.12 of Title 17 of the San José Municipal Code is amended to read as follows:

Part 2
Adoption of Administrative Provisions of the 2025 California Fire Code

17.12.200 Adoption of Chapter 1 of the 2025 California Fire Code

Except as otherwise provided for in this Chapter, Chapter 1 of the 2025 California Fire Code, including the Tables therein, are adopted and incorporated in this Chapter by reference and made a part hereof as if fully set forth herein.

17.12.210 Provisions of Chapter 1 of the 2025 California Fire Code Which are Not Adopted or Incorporated By Reference

The following provisions, including all subparts thereof, of Chapter 1 of the 2025 California Fire Code, are not adopted or incorporated in this Chapter by reference, and shall not be deemed to be a part of this Chapter nor a part of the Fire Code of the City of San José: Sections 1.1.1, 1.1.8, 1.1.9, 1.1.10, 101.1, 103.1, 103.3, and 112.

17.12.220 Change of Use or Occupancy (2025 CFC Chapter 1 Section 102.3)

Chapter 1, Section 102.3 of the 2025 California Fire Code is amended to read as follows:

102.3.1 An approved automatic sprinkler system shall be provided throughout buildings or structures when an automatic sprinkler system is required per the California Fire Code due to a change of use or occupancy.

17.12.230 Types of Permits (2025 CFC Chapter 1 Section 105.1.2)

Chapter 1 Section 105.1.2 of the 2025 California Fire Code is amended to read as follows:

105.1.2 Types of permits. There shall be two types of permits as follows:

1. Operational permit. An operational permit allows the applicant to conduct an operation or a business for which a permit is required by Section 105.5 for either:

   1.1. A prescribed period. If no period is prescribed, the permit shall be for one year.

   1.2. Until renewed or revoked.

2. Construction permit. A construction permit allows the applicant to install or modify systems and equipment for which a permit is required by Section 105.6.

17.12.240 Amended Operational Permit Requirements (2025 CFC, Chapter 1 Section 105.5)

The following subparts of Chapter 1 Section 105.5 of the 2025 California Fire Code are amended to read as follows:

105.5.10 **Covered and open mall buildings:** An operational permit is required for:

1. The placement of kiosks, retail fixtures and displays, concession equipment, displays of highly combustible goods and similar items in the mall.

2. The display of liquid-or gas-fired equipment in the mall.

3. The use of open-flame or flame-producing equipment in the mall.

4. The use of a covered mall as a place of assembly.

105.5.29 **Lithium batteries:** An operational permit is required for an accumulation of more than 15 cubic feet (0.42 m^3) or more than 1000 pounds of lithium-ion and lithium metal batteries, where required by section 320.2 and section 315.8.

105.5.31 **Lumberyards, woodworking and firewood storage:** An operational permit is required to store lumber in excess of 100,000 board feet (8,333 ft^3/236 m^3); or to store fire wood in excess of ten (10) cords; or to conduct woodworking operations involving mass production or involving more than one of each type of machine, or where machines are used continuously (as opposed to intermittently) or substantial products of sawdust may be a problem. See Chapter 28.

105.5.47 **Repair garages and motor fuel-dispensing facilities:** An operational permit is required for operation of repair garages and automotive, marine and fleet motor fuel-dispensing facilities, including fueling with flammable or combustible liquids, liquefied petroleum gases, compressed natural gas, liquefied natural gas, or hydrogen.

105.5.50 **Storage of tires, scrap tires and tire byproducts:** An operational permit is required to establish, conduct or maintain outdoor storage of tires, scrap tires and tire byproducts that exceeds 1,000 cubic feet (28 m^3) of total volume of scrap tires and for indoor storage of tires and tire byproducts.

17.12.250 Additional Operational Permit Requirements (2025 CFC Chapter 1 Section 105.5.59)

Chapter 1 Section 105.5.59 of the 2025 California Fire Code is amended to read as follows:

105.5.59.4 **Day Care Facility:** An operational permit is required to operate any day care home or facility which provides day care for adults or children.

105.5.59.5 **High-Rise Buildings:** An operational permit is required to operate any high-rise building.

105.5.59.6 **Institutions:** An operational permit is required to operate any health facility as defined in Section 1250 of the California Health and Safety Code, with an occupant load of more than six (6) persons, or to operate any jail or facility where personal liberties of the occupants are restrained. See California Code of Regulations Title 24 Part 2.

105.5.59.7 **Multi-story building:** An operational permit is required to operate any building that is not a high-rise building, but has four or more floors. See Section 3.09 of Title 19 of the California Code of Regulations.

105.5.59.8 **Residential care facility:** An operational permit is required to operate any residential care or service facility, as described in the California Building Code, accommodating more than six (6) persons.

105.5.59.9 **Emergency Responder Communications Enhancement System (ERCES):** An operational permit is required to operate ERCES and related equipment.

105.5.59.10 **Firefighter Air Replenishment System (FARS):** An operational permit is required to operate FARS systems and related equipment.

105.5.59.11 **Multifamily Residential Building**: An operational permit is required to operate any Residential Group R-2 or R-2.1 as defined in CBC 310.3

105.5.59.12 **On-Demand Mobile Fueling Operations:** An operational permit is required to operate on-demand mobile fueling operations as defined in the 2025 California Fire Code, Section 5707.

~~**17.12.260 Amended Construction Permit Requirements (2025 CFC, Chapter 1 Section 105.6)**~~

~~Chapter 1 Section 105.6.26 of the 2025 California Fire Code is amended to read as follows:~~

~~**105.6.26 Two-Way Communications Systems (for Rescue Assistance):** A construction permit is required for installation of or modification to a two-way communications system (for rescue assistance). Maintenance performed in accordance with this code is not considered to be a modification and does not require a construction permit.~~

17.12.26~~7~~0 Authority to Inspect (2025 CFC Chapter 1 Section 109.1)

Chapter 1 Section 109.1 of the California Fire Code is amended to read as follows:

109.1 Inspection Authority. The fire prevention bureau shall have authority to inspect buildings and premises as often as necessary, for the purpose of ascertaining and causing to be corrected, any conditions which could tend to cause fire or contribute to its spread, result in an unauthorized discharge of hazardous materials, or any violation of this Code or any other law or standard affecting fire safety, life safety, or environmental safety.

SECTION 3. Part 3 of Chapter 17.12 of Title 17 of the San José Municipal Code is amended to read as follows:

Part 3
Definitions

17.12.300 Adoption of Chapter 2 of the 2025 California Fire Code

Except as otherwise provided for in this Chapter, Chapter 2 of the 2025 California Fire Code, including the Tables therein, are adopted and incorporated in this Chapter by reference and made a part hereof as if fully set forth herein.

17.12.310 Amendments to Section 202 of the 2025 California Fire Code

Section 202 of the 2025 California Fire Code is amended to read as follows:

CORROSIVE LIQUID. Corrosive liquid is:

1. Any liquid which, when in contact with living tissue, will cause destruction or irreversible alteration of such tissue by chemical action; or

2. Any liquid having a pH of 2 or less or 12.5 or more; or

3. Any liquid classified as corrosive by the U.S. Department of Transportation; or

4. Any material exhibiting the characteristics of corrosivity in accordance with Title 22, California Code of Regulations Section 66261.

DESOLVENTIZING. The process of removing solvent from solute of an extract.

DISTILLATION. The process of separating the components or substances from a liquid mixture by using selective boiling and condensation.

EXTRACTION. A process that uses Type 6 Solvents with pressure or temperature to pull the desired phytochemicals from plant material.

INSTALLATION-LEVEL TESTING. In the context of Energy Storage Systems (ESS), it refers to the process of testing the entire installed system, including all its components as assembled in the proposed design and their interactions, under simulated real-world operating conditions, including any proposed fire protection systems.

LARGE-SCALE FIRE TEST. Testing of a representative Energy Storage System (ESS) that induces a significant fire into the device or creates a significant internal flame condition under test and evaluates whether the fire will spread to adjacent energy

storage system units, surrounding equipment, or through an adjacent fire-resistance-rated barrier. This testing shall be conducted at an installation level.

MINIMUM THRESHOLD QUANTITY. Minimum threshold quantity is the aggregate of highly toxic, toxic, or moderately toxic gases in a control area which, due to the minimum aggregate quantities, need only comply with the requirements set forth in Section 6004.1

MODERATELY TOXIC GAS. A chemical or substance that has a median lethal concentration (LC50) in air more than 2000 parts per million but not more than 7500 parts per million by volume of gas or vapor, when administered by continuous inhalation for an hour, or less if death occurs within one hour, to albino rats weighing between 200 and 300 grams each.

PLANT EXTRACTION PROCESS SYSTEM. Any system that removes and refines from plans of the oils and fats by producing a solvent from raw plant material, desolventizing of the raw material and production of the miscella, distillation of the solvent from the miscella and solvent recovery.

PLANT EXTRACTION PROCESS SYSTEM WASTE. The waste products from the plan extraction process.

PLANT POST OIL PROCESSING. Includes distillation, winterization, and solvent recovery.

SECONDARY CONTAINMENT. Secondary containment is that level of containment that is external to and separate from primary containment and is capable of safely and securely containing the material, without discharge, for a period of time reasonably necessary to ensure detection and remedy of the primary containment failure.

SOLVENT. A substance capable of dissolving or dispersing one or more other substances.

SOLVENT RECOVERY. Is a process system that takes effluent and extracts useful solvents and raw materials back out of the plant extract processing systems waste stream.

SPILL CONTROL. That level of containment that is external to and separate from the primary containment and is capable of safely and securely containing the contents of the largest container and preventing the materials from spreading to other parts of the room.

TYPE 6 SOLVENTS. Are the "non-volatile solvents" as defined and listed as part of the cannabis manufacturing Department of Public Health Manufacturing Cannabis Licensing System Type 6 per California Code of Regulations Title 17 Chapter 13, Article 2. General Provisions §40118. For the purposes of this Code, these solvents include carbon dioxide and ethanol.

WINTERIZATION PROCESS. Involves putting the raw cannabis extract through an ethanol wash that filters some of the undesirable plant materials. The raw extract is immersed in the ethanol, where it is then frozen, hence its name. This process separates the refined plant product from other compounds like terpenes and wastes such as waxes, lipids, and plant chlorophyll.

WORKSTATION. A defined space or an independent piece of equipment using hazardous materials with a hazard rating of 3 or 4 in flammability and reactivity hazard in accordance with NFPA 704 where a specific function, laboratory procedure or research activity occurs. Approved or listed hazardous materials storage cabinets, flammable liquid storage cabinets or gas cabinets serving a workstation are included as part of the workstation. A workstation is allowed to contain ventilation equipment, fire protection devices, detection devices, electrical devices and other processing and scientific equipment.

SECTION 4. Part 4 of Chapter 17.12 of Title 17 of the San José Municipal Code is amended to read as follows:

Part 4
General Precautions Against Fire, Emergency Planning and Fire Service Features

17.12.400 Adoption of Chapters 3, 4 and 5 and Appendix Chapter 4 of the 2025 California Fire Code

Except as otherwise provided for in this Chapter, Chapters 3, 4 and 5 and Appendix Chapter 4 of the 2025 California Fire Code, including the Tables therein, are adopted and incorporated in this Chapter by reference and made a part hereof as if fully set forth herein.

17.12.410 Amendment to Section 315.3 of the 2025 California Fire Code

Section 315.3.1 of the 2025 California Fire Code is amended to read as follows:

315.3.1 Ceiling Clearance:

Ceiling clearance shall be maintained 2 feet (610 mm) or more below the ceiling in non-sprinklered building and not less than 18 inches (457 mm) below the sprinkler head deflectors in sprinklered areas of the building.

Exceptions:

1. Deleted

2. Deleted

17.12.420 Amendment to Table 315.7 of the 2025 California Fire Code

Table 315.7.6(1) of the 2025 California Fire Code is amended to read as follows:

Table 315.7.6(1)
Separation Distances Between Wood Pallet Stacks and Buildings

WALL CONSTRUCTION	OPENING TYPE	WOOD PALLET SEPARATION DISTANCE (feet)		
		≤ 50 Pallets	51 to 200 Pallets	>200 Pallets
Masonry	None	2	2	2
Masonry	Fire-rated glazing with open sprinklers	2	5	20
Masonry	Fire-rated glazing	10	15	20
Masonry	Plain glass with open sprinklers	10	15	20
Noncombustible	None	10	15	20
Wood with open sprinklers	-	10	15	20
Wood	None	15	30	90
Any	Plain glass	15	30	90

17.12.430 Amendment to Section 315 of the 2025 California Fire Code

Section 315 of the 2025 California Fire Code is amended to read as follows:

315.8 Lithium Battery Storage and Handling. The storage and handling of lithium ion and lithium metal batteries or cells in quantities exceeding 1,000 pounds (454 kg) shall comply with Section 315.8.1 through 315.8.10, and Chapter 32 where applicable.

315.8.1 Permits. Permits shall be required as set forth in Section 105.6.51.

315.8.2 Maximum quantity in a fire area. The aggregate amount of lithium batteries stored and handled in a single fire area shall not exceed 9,000 pounds (4086 kg).

315.8.3 Construction requirements. Fire areas shall be separated from each other by fire barriers having not less than 2-hour fire resistance rating constructed in accordance with Section 707 of the Building Code and horizontal assemblies constructed in accordance with Section 711 of the Building Code.

315.8.4 Number of fire areas. The maximum number of fire areas within a building shall be four.

315.8.5 Group H, Division 2 occupancy. Storage and handling of more than 9,000 pounds of lithium batteries per fire area shall be in an approved Group H, Division 2 occupancy constructed in accordance with the Building Code and provided throughout with approved automatic smoke detection and radiant-energy detection systems.

315.8.6 Automatic sprinkler system. Buildings containing fire areas used for lithium battery storage or handling shall be equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1. The design of the sprinkler system within each fire area shall not be less than that required for Extra Hazard Group 2 with a minimum design area of 2,500 square feet. Where the storage arrangement is required by other provisions of this code to be provided with a higher level of sprinkler system protection, the higher level of sprinkler system protection shall be provided.

315.8.7 Automatic smoke detection system. An approved automatic smoke detection system that activates an approved occupant notification system shall be provided throughout each fire area in accordance with Section 907.

315.8.8 Radiant energy detection. An approved radiant-energy detection system that activates an approved occupant notification system shall be installed throughout each fire area in accordance with Section 907.

315.8.9 Collection containers. Containers used to collect or store lithium batteries shall be noncombustible and shall not have an individual capacity exceeding 30 gallons (113.6 L), or be approved for transportation in accordance with the Department of Transportation (DOT).

315.8.10 Storage configuration. Lithium batteries shall be considered a high-hazard commodity in accordance with Chapter 32 and where applicable, lithium battery storage shall comply with Chapter 32 in addition to Section 315.8.

17.12.440 Amendment to Section 404 of the 2025 California Fire Code

Section 404 of the 2025 California Fire Code is amended to read as follows:

404.7 Emergency Plan and Hazardous Materials Management Plan Cabinets. In large commercial, industrial or residential complexes, the Chief may require the fire safety and evacuation plans and/or the Hazardous Materials Management Plan to be locked in approved cabinets in approved locations that are accessible to the Fire Department in the event of an emergency.

~~**17.12.450 Amendment of Section 503 of the 2025 California Fire Code**~~

~~Section 503 of the 2025 California Fire Code is amended to read as follows:~~

~~**Section 503 – FIRE APPARATUS ACCESS ROADS AND FIREFIGHTER ACCESS**~~

~~Subsection 503.7 of the 2025 California Fire Code is amended to read as follows:~~

~~**503.7. Firefighter access.** Clear access shall be provided around structures as approved by the fire code official.~~

17.12.45~~6~~0 Amendment of Section 505.1 of the 2025 California Fire Code

Section 505.1 of the 2025 California Fire Code is amended to read as follows:

505.1 Address Identification: New and existing buildings shall be provided with approved address identification. One street address shall be assigned to a building. Multi-tenant buildings shall be assigned associated suite numbers. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of ½ inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

The following are guidelines for adequate address number dimensions:

- The number posted up to 49 feet from the public street shall be of one solid color which is contrasting to the background and be at least four (4) inches high with a half (½) inch stroke.

- The number posted from 50 to 100 feet from the public street shall be of one solid color which is contrasting to the background and be at least six (6) inches high with a one (1) inch stroke.

- The number posted over 100 to 199 feet from the public street shall be of one solid color which is contrasting to the background and be at least ten (10) inches high with a one and a half (1½) inch stroke.

- The number posted over 200 to 299 feet from the public street shall be of one solid color which is contrasting to the background and be at least eighteen (18) inches high with a two (2) inch stroke.

- The number posted over 300 to 400 feet from the public street shall be of one solid color which is contrasting to the background and be at least twenty-four (24) inches high with a two and a half (2½) inch stroke.

17.12.46~~7~~0 Amendment of Section 508.1 of the 2025 California Fire Code

Section 508.1.8 of the 2025 California Fire Code Section is amended to read as follows:

508.1.8 Ventilation. The fire command center shall be provided with an independent ventilation or air-conditioning system with 100% outdoor air supply and connected to emergency power.

17.12.47~~8~~0 Amendment of Section 510.6 of the 2025 California Fire Code

Section 510.6.1 of the 2025 California Fire Code Section is amended to read as follows:

510.6.1 Testing and proof of compliance. The owner of the building or owner's authorized agent shall have the inbuilding, two-way emergency responder communication coverage system inspected and tested annually or where structural changes occur, including additions or remodels that could materially change the original field performance test. Testing shall consist of the following:

1. In-building coverage test as described in Section 510.5.4.

2. Signal boosters shall be tested to verify that the gain is the same as it was upon initial installation and acceptance or set to optimize the performance of the system.

3. Backup batteries and power supplies shall be tested under load of a period of 1 hour to verify that they will properly operate during an actual power outage. If within the 1-hour test period the battery exhibits symptoms of failure, the test shall be extended for additional 1-hour periods until the integrity of the battery can be determined.

4. All active components shall be checked to verify operation within the manufacturer's specifications.

At the conclusion of the testing, a report, which shall verify compliance with Section 510.5.4, shall be submitted to the fire code official. In addition, compliance with 901.6.3.2 shall be mandatory.

SECTION 5. Part 5 of Chapter 17.12 of Title 17 of the San José Municipal Code is amended to read as follows:

Part 5
Building Services and Systems, Fire Resistance Rated Construction and Interior Finish, Decorative Materials and Furnishings

17.12.500 Adoption of Chapters 6, 7, and 8 of the 2025 California Fire Code

Except as otherwise provided for in this Chapter, Chapters 6, 7, and 8 of the 2025 California Fire Code, including the Tables therein, are adopted and incorporated in this Chapter by reference and made a part hereof as if fully set forth herein.

SECTION 6. Part 6 of Chapter 17.12 of Title 17 of the San José Municipal Code is amended to read as follows:

Part 6
Fire Protection, Suppression, and Alarm Detection

17.12.600 Adoption of Chapter 9 of the 2025 California Fire Code

Except as otherwise provided for in this Chapter, Chapter 9 of the 2025 California Fire Code, including the Tables therein, is adopted and incorporated in this Chapter by reference and made a part hereof as if fully set forth herein.

17.12.610 Amendment of Chapter 9 of the 2025 California Fire Code

Findings

The amendments set forth in this Part are reasonably necessary because of the findings set forth above in 17.12.120 and the following additional local geological, topographical and climatic conditions:

I. The type of automatic fire sprinkler systems set forth in the amendment is a more restrictive standard which will better prevent fire damage resulting t from local conditions.

II. If not amended, Section 914.2, 914.3, 914.4, 914.6 of the 2025 California Fire Code would allow omission of fire sprinkler coverage in certain areas of covered malls, high-rise buildings, buildings with atriums, stages, and platforms.

III. The requirement for total fire sprinkler coverage set forth in the amendment is a more restrictive standard which will better prevent fire damage resulting from local conditions.

17.12.620 Amendment of Section 901 of the 2025 California Fire Code

Subsection 901.6 of the 2025 California Fire Code is amended to read as follows:

901.6.3.2 Inspection, testing and maintenance requirements. It is the responsibility of the contractor company or Licensee to provide a written or electronic report of the inspection, test, and maintenance results to the building owner and the 3rd Party Inspection Compliance Service contracted with the City of San Jose at the completion of the inspection, testing, and maintenance. Submittal of electronic reports to the 3rd Party Inspection Compliance Service shall be in accordance with 3rd Party Inspection Compliance submittal procedures.

17.12.630 Amendment of Section 903 of the 2025 California Fire Code

A. Subsection 903.2 of the 2025 California Fire Code is amended to read as follows:

903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided throughout the entire building and structure in the locations described in Sections 903.2.1 through 903.2.12 and Sections 903.2.14 through 903.2.21, and the following:

Exception: Deleted

1. Throughout existing buildings and structures where an increase is made to the floor area that results in the building exceeding 10,000 square feet or the proposed change in use or contents of the building creates a higher risk, as indicated in Section 102.3 of the California Fire Code.

2. Throughout existing one- and two-family dwellings where an increase of over 500 square feet is made to the floor area that results in the building exceeding 3,600 square feet.

3. In existing one- and two-family dwellings where 50% of the existing structure is demolished as determined by the fire code official.

4. Throughout buildings and structures that are four or more stories in height, regardless of the floor area.

5. Throughout new buildings and structures that exceed 6,200 square feet.

B. Subsection 903.2.2.1 of the 2025 California Fire Code is amended to read as follows:

903.2.2.1 Ambulatory care facilities. An automatic sprinkler system shall be installed throughout the entire floor containing an ambulatory care facility where either of the following conditions exist at any time:

1. Four or more care recipients are incapable of self-preservation.

2. One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving such a facility.

In buildings where ambulatory care is provided on levels other than the level of exit discharge, an automatic sprinkler system shall be installed throughout the entire floor as well as the floors below where such care is provided, and all floors between the level of ambulatory care and the nearest level of exit discharge, and all floors below the level of exit discharge.

Exception: Deleted

C. Subsection 903.2.8 of the 2025 California Fire Code is amended to read as follows:

903.2.8.4 Balconies and decks. Sprinkler protection shall be provided for exterior balconies, decks and ground floor patios of dwelling units and sleeping units, provided there is a roof or deck above. Sidewall sprinklers that are used to protect such areas shall be permitted to be located such that their deflectors are within 1 inch (25 mm) to 6 inches (152 mm) below the structural members and a maximum distance of 14 inches (356 mm) below the deck of the exterior balconies and decks that are constructed of open wood joist construction. Balconies and decks located more than 2 stories above other balconies or decks, shall not be required to have sprinkler protection.

D. Subsection 903.2.18 of the 2025 California Fire Code is amended to read as follows:

903.2.18 Group U private garages and carports accessory to R-3 occupancies. Carports with habitable space above and attached garages, accessory to Group R-3 occupancies, shall be protected by residential fire sprinklers in accordance with this section. Residential fire sprinklers shall be connected to and installed in accordance with an automatic residential fire sprinkler system that complies with Section R313 of the California Residential Code or with NFPA 13D. Fire sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a minimum density of 0.05 gpm/ft2 (2.04 mm/min.) over the area to the garage and/or carport, but not to exceed two sprinklers for hydraulic calculation purposes. Garage doors shall not be considered obstructions with respect to sprinkler placement.

Exception: Deleted.

E. Subsection 903.3.1.2.1 of the 2025 California Fire Code is amended to read as follows:

903.3.1.2.1 Balconies and decks. Refer to Section 903.2.8.4 amendment.

F. Section 903.3.1.2.3 of the 2025 California Fire Code is amended to read as follows:

5. **Attic Protection.** Where sprinkler protection is not required by CFC 903.3.1.2.3.1 through 903.3.1.2.3.4, then pilot sprinklers shall be provided in the attics and between floors where floor/ceiling assemblies consist of open web wood joists or trusses. Pilot sprinklers shall be intermediate temperature-rated, K = 4.2, with quick response. Pilot sprinklers shall be located within 12 inches (30.48 cm) of the structure and/or at the apex of each ridgeline when applicable. A sprinkler is required where the ridgeline and hips converge. Sprinklers shall be spaced a maximum of 30 feet (9.144 m) centers (maximum 15 feet (4.572 m) from outside walls) and shall be located at all heat and fire sources, including furnaces, hot water heaters, above kitchen ranges, etc.

G. Subsection 903.4.1 of the 2025 California Fire Code Section 903 is amended to read as follows:

903.4.1 Electronic supervision. Valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures, waterflow switches on all sprinkler systems, and commercial kitchen hood & duct fixed extinguishing systems shall be electrically supervised by a listed fire alarm control unit.

Exceptions:

1. Automatic sprinkler systems protecting one- and two-family dwellings.

2. Limited area sprinkler systems in accordance with Section 903.3.8, provided that backflow prevention device test valves located in limited area sprinkler system supply piping shall be locked in the open position unless supplying an occupancy required to be equipped with a fire alarm system, in which case the backflow preventer valves shall be electrically supervised by a tamper switch installed in accordance with NFPA 72 and separately annunciated.

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.

4. Jockey pumps control valves that are sealed or locked in the open position.

5. Control valves to paint spray booths or dip tanks that are sealed or locked in the open position.

6. Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position.

7. Trim valves to pressure switches in dry, preaction and deluge sprinkler systems that are sealed or locked in the open position.

8. Underground key or hub gate valves in roadway boxes.

9. Commercial kitchen hood & duct fixed extinguishing systems located in buildings where a sprinkler monitoring system is or was not required.

~~**17.12.640 Amendment of Section 905 of the 2025 California Fire Code**~~

~~Subsection 905.4 of the 2025 California Fire Code is amended to read as follows:~~

~~**905.4 Location of Class I standpipe hose connections**. Class I standpipe hose connections shall be provided in all of the following locations:~~

~~1. In every required interior exit stairway, a hose connection shall be provided for each story above and below grade plane. Hose connections shall be located at~~

~~the main floor landing unless otherwise approved by the fire code official. See Section 909.20.2.3 of the California Building Code for additional provisions in smokeproof enclosures. Exception: A single hose connection shall be permitted to be installed in the open corridor or open breezeway between open stairs that are not greater than 75 feet (22 860 mm) apart.~~

~~2. On each side of the wall adjacent to the exit opening of a horizontal exit. Exception: Where floor areas adjacent to a horizontal exit are reachable from an interior exit stairway hose connection by a 30-foot (9144 mm) hose stream from a nozzle attached to 100 feet (30 480 mm) of hose as measured along the path of travel, a hose connection shall not be required at the horizontal exit.~~

~~**Exception:** Where all floor areas are reachable from an exit stairway hose connection on the same side of a horizontal exit. The hose connection on the other side of the horizontal exit shall be permitted to be omitted.~~

~~3. In every exit passageway, at the entrance from the exit passageway to other areas of a building.~~

~~**Exception:** Where floor areas adjacent to an exit passageway are reachable from an interior exit stairway hose connection by a nozzle attached to 100 feet (30 480 mm) of hose, a hose connection shall not be required at the entrance from the exit passageway to other areas of the building.~~

~~4. In covered mall buildings, adjacent to each exterior public entrance to the mall and adjacent to each entrance from an exit passageway or exit corridor to the mall. In open mall buildings, adjacent to each public entrance to the mall at the perimeter line and adjacent to each entrance from an exit passageway or exit corridor to the mall.~~

~~5. Where the roof has a slope less than four units vertical in 12 units horizontal (33.3-percent slope), a hose connection shall be located to serve the roof or at the highest landing of an interior exit stairway with access to the roof provided in accordance with Section 1011.12.~~

~~6. Where the most remote portion of a floor or story is more than 150 feet (45 720 mm) from a hose connection, the fire code official is authorized to require that additional hose connections be provided in approved locations. The distances from a hose connection shall be measured along the path of travel.~~

17.12.6~~45~~0 Amendment of Section 907 of the 2025 California Fire Code

Subsection 907.5.2.3.3 of the 2025 California Fire Code is amended to read as follows:

907.5.2.3.3 Group R-2. In Group R-2 occupancies required by section 907 to have a fire alarm system, each story that contains dwelling units and sleeping units shall be provided with the capability to support future visible alarm notifications appliances in accordance with NFPA 72. Such capability shall accommodate wired equipment.

Subsection 907.5.2.3.3.1 of the 2025 California Fire Code is amended to read as follows:

907.5.2.3.3.1 Wired equipment. Where wired equipment is used to comply with the future capability required by Section 907.5.2.3.3, the system shall include all of the following capabilities:

1. The replacement of audible appliances with combination audible/visible appliances or additional visible notification appliances.

2. The future extension for the existing wiring from the unit smoke alarm locations to the required locations for visible appliances. A Signaling Line Circuit (SLC) shall be prewired to terminate in a junction box next to the nearest smoke alarm of the dwelling and sleeping units.

3. For wired equipment, the fire alarm power supply and circuits shall have not less than 5-percent excess capacity to accommodate the future addition of visible alarm notification appliances, and a single access point to such circuits shall be available on every story. Such circuits shall not be required to be extended beyond a single access point on a story. The fire alarm system shop drawings required by Section 907.1.2 shall include the power supply and circuit documentation to accommodate the future addition of visible notification appliances.

Subsection 907.6.1.1 of the 2025 California Fire Code is amended to read as follows:

907.6.1.1 High-rise buildings. Wiring for the fire alarm system shall be installed in electrical metallic tubing (EMT) or equivalent as approved by the fire code official in accordance with the California Electrical Code. Flexible metallic conduit (FMC) is permitted when connections are made to initiating devices or notification appliances not to exceed 6 feet in length.

Wiring for fire alarm network communication circuits between multiple control units shall be in accordance with the following:

1. Class A or Class X redundant pathway separated by rated construction and meeting the requirements of pathway survivability level 3 of NFPA 72.

2. Fire alarm network communication control units shall be evenly distributed and located on every 3 to 5 floors throughout the building, and function independently in case of failure of one or more control units.

Subsection 907.6.6 of the 2025 California Fire Code is amended by adding the following new subsection:

907.6.6.5 Fire Alarm Signal Transmission. All new or replacement of fire alarm panels shall transmit alarm, trouble and supervisory signals descriptively with the correct device identification point and location to UL approved central station. Alarms shall not be permitted to be transmitted as a general alarm or zone condition. Installing contractor shall be responsible to obtain UL certification for the fire alarm system.

17.12.65~~6~~0 Amendment of Section 913.4 of the 2025 California Fire Code

Subsection 913.4 of the 2025 California Fire Code is amended to read as follows:

913.4 Valve Supervision. Where provided, the fire and jockey pump suction, discharge and bypass valves, and the isolation valves on the backflow prevention device or assembly shall be supervised open by one of the following methods.

1. Central station or proprietary station signaling service through the FACU.

Deleted: 2, 3, and 4

17.12.66~~7~~0 Amendment of Section 914 of the 2025 California Fire Code

A. Subsection 914.2.1 of the 2025 California Fire Code is amended to read as follows:

914.2.1 Automatic sprinkler system. Covered and open mall buildings and buildings connected shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, which shall comply with all of the following:

1. The automatic sprinkler system shall be complete and operative throughout occupied space in the mall building prior to occupancy of any of the tenant spaces. Unoccupied tenant spaces shall be similarly protected unless provided with approved alternative protection.

2. Sprinkler protection for the mall of a covered mall building shall be independent from that provided for tenant spaces or anchor buildings.

3. Sprinkler protection for tenant spaces of an open mall building shall be independent from that provided for anchor buildings.

4. Sprinkler protection shall be provided beneath exterior circulation balconies located adjacent to an open mall.

5. Where tenant spaces are supplied by the same system, they shall be independently controlled.

Exception: Deleted.

B. Subsection 914.3.1 of the 2025 California Fire Code is amended to read as follows:

914.3.1 Automatic sprinkler system. Buildings and structures shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and a secondary water supply where required by Section 914.3.2. A sprinkler water-flow alarm-initiating device and a control valve with a supervisory signal-initiating device shall be provided at the lateral connection to the riser on each floor.

Exception: Deleted.

C. Subsection 914.4.1 of the 2025 California Fire Code is amended to read as follows:

914.4.1 Automatic sprinkler system. An approved automatic sprinkler system shall be installed throughout the entire building.

Exceptions: Deleted.

D. Subsection 914.6.1 of the 2025 California Fire Code is amended to read as follows:

914.6.1 Automatic sprinkler system. Stages shall be equipped with an automatic sprinkler system in accordance with Section 903.3.1.1. Sprinklers shall be installed under the roof and gridiron and under all catwalks and galleries over the stage. Sprinklers shall be installed in dressing rooms, performer lounges, shops and storerooms accessory to such stages.

Exceptions: Deleted.

SECTION 7. Part 7 of Chapter 17.12 of Title 17 of the San José Municipal Code is amended to read as follows:

Part 7
Means of Egress, Construction Requirements for Existing Buildings, and Energy Requirements

17.12.700 Adoption of Chapters 10, 11, and 12 of the 2025 California Fire Code

Except as otherwise provided for in this Chapter, Chapters 10, 11, and 12 of the 2025 California Fire Code, including the Tables therein, are adopted and incorporated in this Chapter by reference and made a part hereof as if fully set forth herein.

~~**17.12.710 Amendment of Section 1011.12 of the 2025 California Fire Code**~~

~~Subsection 1011.12 of the 2025 California Fire Code is amended to read as follows:~~

~~**[BE] 1011.12. Stairway to roof.** In buildings four or more stories above grade plane, one stairway shall extend to the roof surface, unless the roof has a slope steeper than four units vertical in 12 units horizontal (33-percent slope).~~

~~**Exception:** Deleted.~~

~~**[BE] 1011.12.1 Stairway to elevator equipment.** Roofs and penthouses containing elevator equipment that must be accessed for maintenance are required to be accessed by a stairway.~~

~~**[BE] 1011.12.2 Roof access.** Where a stairway is provided to a roof, access to the roof shall be provided through a penthouse complying with Section 1510.2 of the California Building Code.~~

~~**Exception:** In buildings without an occupied roof, access to the roof shall be permitted to be a roof hatch or trap door not less than 16 square feet (1.5 m2) in area and having a minimum dimension of 2 feet (610 mm).~~

~~**17.12.720 Amendment of Section 1202.1 of the 2025 California Fire Code**~~

~~Subsection 1202.1 of the 2025 California Fire Code is amended to read as follows:~~

~~**1202.1 Definitions.** The following terms are defined in Chapter 2:~~

~~BATTERY SYSTEM, STATIONARY STORAGE.~~
~~BATTERY TYPES.~~

~~CAPACITOR ENERGY STORAGE SYSTEM.~~
~~CRITICAL CIRCUIT.~~
~~EMERGENCY POWER SYSTEM.~~
~~ENERGY STORAGE MANAGEMENT SYSTEMS.~~
~~ENERGY STORAGE SYSTEM (ESS).~~
~~ENERGY STORAGE SYSTEM, ELECTROCHEMICAL.~~
~~ENERGY STORAGE SYSTEM, MOBILE.~~
~~ENERGY STORAGE SYSTEM, WALK-IN UNIT.~~
~~ENERGY STORAGE SYSTEM, CABINET.~~
~~ENERGY STORAGE SYSTEM, COMMISSIONING.~~
~~ENERGY STORAGE SYSTEM, DECOMMISSIONING.~~
~~FUEL CELL POWER SYSTEM, STATIONARY~~
~~INSTALLATION-LEVEL TESTING.~~
~~LARGE-SCALE FIRE TESTING~~
~~PORTABLE GENERATOR~~
~~STANDBY POWER SYSTEM~~

17.12.71~~3~~0 Amendment of Section 1207.1.7 of the 2025 California Fire Code

Subsection 1207.1.7 of the 2025 California Fire Code is amended to read as follows:

Section 1207.1.7: Large-Scale Fire Testing. Testing of a representative Energy Storage System (ESS) that induces a significant fire into the device or creates a significant internal flame condition under test, and evaluates whether the fire will spread to adjacent energy storage system units, surrounding equipment, or through an adjacent fire-resistance-rated barrier. This testing shall be conducted at an installation level and approved for the configuration tested for the setup, including proposed fire protection systems. The testing shall be conducted or witnessed and reported by an approved testing laboratory and show a fire involving one ESS unit will not propagate to an adjacent ESS unit. The test report shall be provided to the fire code official for review and approval in accordance with section 104.2.2.

Exception: Residential systems may comply with the existing SJFD policy “Residential Energy Storage System (ESS) Installation Policy,” Effective date: July 05, 2024.

SECTION 8. Part 8 of Chapter 17.12 of Title 17 of the San José Municipal Code is amended to read as follows:

Part 8
Special Occupancy and Operation Provisions

17.12.800 Adoption of Chapters 20 Through 38 of the 2025 California Fire Code

Except as otherwise provided for in this Chapter, Chapters 20 through 38 of the 2025 California Fire Code, including the Tables therein, are adopted and incorporated in this Chapter by reference and made a part hereof as if fully set forth herein.

SECTION 9. Part 8.25 of Chapter 17.12 of Title 17 of the San José Municipal Code is amended to read as follows:

Part 8.25
Processing and Extraction Facilities

17.12.825 Adoption of Chapter 39 of the 2025 California Fire Code

Except as otherwise provided for in this Chapter, Chapter 39 of the 2025 California Fire Code, including the Tables therein, are adopted and incorporated in this Chapter by reference and made a part hereof as if fully set forth herein.

17.12.830 Amendment of Section 3901 of the 2025 California Fire Code

Section 3901.1 of the 2025 California Fire Code is amended to read as follows:

3901.1 Scope. Facilities where plant processing and Type 6 Solvent based extraction are conducted, including but not limited to cultivation and related activities, pre-extraction or post-extraction shall comply with this chapter and the California Building Code. The use, storage, transfilling, and handling of hazardous materials in these facilities shall comply with this chapter and other applicable provisions of this code, including Chapter 53, Chapter 57, Chapter 58, and Chapter 61, the California Mechanical Code, and the California Building Code.

Section 3901 of the 2025California Fire Code is amended is amended to read as follows:

3901.6 Approved Uses. All uses and activities related to Processing and Extraction Facilities shall be in accordance with Chapter 6.88 of Title 6 of the San José Municipal Code.

17.12.835 Amendment of Section 3902 of the 2025 California Fire Code

Section 3902.1 of the 2025 California Fire Code is amended to read as follows:

3902.1 Definitions. The following Terms are defined in Chapter 2:

CHEMICAL FUME HOOD
DESOLVENTIZING
DISTALLATION
EXTRACTION
MISCELLA
PLANT EXTRACTION PROCESSING SYSTEM
POST OIL PROCESSING
SOLUTE
SOLVENT
SOLVENT RECOVERY
TYPE 6 SOLVENT
WINTERIZATION

17.12.840 Amendment of Section 3903 of the 2025 California Fire Code

Section 3903.2 of the 2025 California Fire Code is amended to read as follows:

3903.2 Prohibited Occupancies. Extraction processes shall not be located in any building containing a Group A, E, I, or R occupancy. Extraction processes shall only be located in Group F or H Occupancy rooms.

17.12.845 Amendment of Section 3904 of the 2025 California Fire Code

Subsection 3904.1 of the 2025 California Fire Code is amended to read as follows:

3904.1 General requirements. Systems and equipment used with the processing and extraction of oils and products from plants shall comply with Sections 3904.2 through 3904.7, 5003.2, other applicable provisions of this code, the California Building Code, and the California Mechanical Code.

Section 3904 of the 2025 California Fire Code is amended by adding the following new subsections:

3904.3 Egress. Exit doors from extraction rooms utilizing hazardous materials shall swing in the direction of egress and be self-closing. Where latching door hardware is provided on extraction rooms utilizing hazardous materials, panic hardware shall be provided.

3904.4 Extraction Rooms. Extraction room shall be fully enclosed. The floor, ceiling, and walls of extraction rooms shall be constructed in accordance with the California Building Code and be continuous, non-combustible, and smooth. Rooms shall be constructed to permit the free passage of exhaust air from all parts of the room.

Exception: CO2 extraction rooms and extraction rooms containing processes not utilizing hazardous materials.

3904.5 Extraction room illumination. Luminaires inside the extraction rooms having flammable vapors shall comply with National Electrical Code and current California Electrical Code Article 500 and 501.

17.12.850 Amendment of Section 3905 of the 2025 California Fire Code

Subsection 3905.2 of the 2025 California Fire Code is amended to read as follows:

3905.2 is deleted.

Section 3905 of the 2025 California Fire Code is amended by adding the following new subsections:

3905.4 Sources of ignition. Extraction or post oil processing operations which use flammable gas or flammable liquids shall comply with Sections 3905.3.1 through 3905.3.2.

3905.4.1 Open flame and sparks. Smoking, open flames, direct fired heating devices, etc. shall be prohibited in areas where flammable vapors exist.

3905.4.2 Electrical equipment. Electrical equipment installed in areas of flammable liquid extractions or post oil processing shall be in accordance with CFC Chapter 50, as amended, and NFPA 70 (NEC).

SECTION 10. Part 8.5 of Chapter 17.12 of Title 17 of the San José Municipal Code is amended to read as follows:

Part 8.5
Temporary Heating and Cooking Operations, Motion Picture, Television Soundstage, Wildland Urban Interface Areas, and Defensible Space Provisions

17.12.855 Adoption of Chapters 41, 48, and 49 of the 2025 California Fire Code

Except as otherwise provided for in this Chapter, Chapters 41, 48, and 49 of the 2025 California Fire Code, including the Tables therein, are adopted.

~~**17.12.860 Amendment of Section 4104 of the 2025 California Fire Code**~~

~~Subsection 4104.4 is amended to read as follows:~~

~~**4104.4 Cooking operations:** Cooking that produces sparks or grease-laden vapors shall not be performed within 10 feet (3048 mm) of a tent or membrane structure.~~

~~**Exception:** Designated cooking tents with an automatic sprinkler system installed in accordance with Section 903.1.1.~~

17.12.8605 Amendment of Chapter 202 of the 2025 California Wildland—Urban Interface Code

Subsection 202 Definitions is amended to read as follows:

WILDLAND-URBAN INTERFACE AREA. A geographical area identified by the state as a "Fire Hazard Severity Zone" in accordance with the Public Resources Code, Sections 4201 through 4204, and Government Code, Sections 51175 through 51189, or other areas designated by the enforcing agency to be at a significant risk from wildfires.

The Wildland-Urban Interface Area also includes all moderate, high and very high fire hazard severity zones as designated by the State fire Marshal and adopted by the City of San José, as well as additional areas within the City of San José as set forth and delineated on the map entitled "San José Fire Department Wildland Urban Interface.," This map, with ~~which map and~~ all notations, references, data, and other information shown is hereby adopted and made a part of this chapter. The map shall be on file with the San José Fire Department.

~~**17.12.870 Amendment of Section 501.1 of the 2025 Wildland—Urban Interface Code**~~

~~Section 501.1 Scope is amended to read as follows:~~

~~**501.1 Scope.** Buildings and structures located in the following areas shall be constructed in accordance with the California Building Code and this code:~~

~~1. All unincorporated lands designated as State Responsibility Area (SRA).~~

~~2. Land designated as a Very High, High, or Moderate Fire Hazard Severity Zone by the City of San José.~~

~~3. Land designated by the City of San José as a Wildland-Urban Interface (WUI) Area.~~

17.12.865~~75~~ Amendment of Section 604.2 of the 2025 Wildland—Urban Interface Code

Section 604.2 Application is amended to read as follows:

604.2 Application. Buildings and structures located in the following areas shall maintain the required hazardous vegetation and fuel management:

1. All unincorporated lands designated as State Responsibility Area (SRA).

2. Land designated as a Very High, High, or Moderate Fire Hazard Severity Zone by the City of San José.

3. Land designated by the City of San José as a Wildland-Urban Interface (WUI) Area.

SECTION 11. Part 9 of Chapter 17.12 of Title 17 of the San José Municipal Code is amended to read as follows:

Part 9
Provisions Related to Storage, Handling, and Use of Regulated Materials

17.12.900 Adoption of Chapter 50 of the 2025 California Fire Code

Except as otherwise provided for in this Chapter, Chapter 50 of the 2025 California Fire Code, including the Tables therein, are adopted and incorporated in this Chapter by reference and made a part hereof as if fully set forth herein.

~~**17.12.901 Provision of Chapter 50 of the 2025 California Fire Code, which are not adopted or Incorporated By Reference**~~

~~The following provisions, including all subparts thereof, of Chapter 50 of the 2025 California Fire Code, are not adopted or incorporated in this Chapter by reference, and shall not be deemed to be part of this Chapter nor a part of the Fire Code of the City of San Jose: Section 5003.13: Outdoor rooftop storage, use, and handling.~~

17.12.905 Amendment of Section 5001.2.2.2 of the 2025 California Fire Code

Subsection 5001.2.2.2 is amended to read as follows:

5001.2.2.2 Health hazards. The material categories listed in this section are classified as health hazards. A material with a primary classification as a health hazard can also pose a physical hazard.

1. Highly toxic and toxic materials.

2. Corrosive materials.

3. Moderately toxic gas.

17.12.910 Amendment of Section 5003.1 of the 2025 California Fire Code

Subsection 5003.1.4 is amended to read as follows:

5003.1.4.1 Highly toxic, toxic, moderately toxic gases and similarly used or handled materials. The storage, use, and handling of highly toxic and toxic gases in quantities exceeding Tables 5003.1.1(1-4) shall be in accordance with this chapter and Chapter 60. Any highly toxic, toxic, or moderately toxic material (solid, liquid, or gas) that is used or handled shall be in accordance with the requirements listed in Chapter 60.

17.12.915 Amendment of Section 5003.1 of the 2025 California Fire Code

Section 5003.1 of the 2025 California Fire Code is amended to read as follows:

5003.1.5 Additional Spill Control and Secondary Containment Requirements. In addition to the requirements set forth in Section 5004.2, approved containment is required for any quantity of hazardous materials that are liquids or solids at normal temperature and pressure (NTP) where a spill is determined to be a plausible event and where such an event would endanger people, property or the environment. Such containment may be required to include a combination of spill control and secondary containment meeting the design and construction requirements set forth in Section 5004.2 of the 2025 California Fire Code.

17.12.920 Amendment of Section 5003.2.2.1 of the 2025 California Fire Code

Section 5003.2.2.1 of the 2025 California Fire Code is amended to read as follows:

5003.2.2.1 Design and Construction. Piping, tubing, valves, fittings and related components used for hazardous materials shall be in accordance with the following:

1. Piping, tubing, valves, fittings and related components shall be designed and fabricated from materials that are compatible with the material to be contained and shall be of adequate strength and durability to withstand the pressure, structural and seismic stress, and exposure to which they are subject.

2. Piping and tubing shall be identified in accordance with ASME A 13.1 and the Santa Clara County Fire Chiefs Marking Requirements and Guidelines for Hazardous Materials and Hazardous Waste to indicate the material conveyed.

3. Manual valves or automatic remotely activated fail-safe emergency shutoff valves shall be installed on supply piping and tubing and provided with ready access at the following locations:

    3.1. The point of use;

    3.2. The tank, cylinder or bulk source.

4. Manual emergency shutoff valves and controls for remotely activated emergency shutoff valves shall be identified by means of a sign, clearly visible, and accessible.

5. Backflow prevention or check valves shall be provided where the backflow of hazardous materials could create a hazardous condition or cause the unauthorized discharge of hazardous materials.

    Exceptions:

    1. Piping for inlet connections designed to prevent backflow.

    2. Piping or pressure relief devices.

6. When gases or liquids having a hazard ranking of:

    6.1. Health Class 3 or 4;

6.2. Flammability Class 4; or

6.3. Instability Class 3 or 4

in accordance with NFPA 704 are conveyed in pressurized piping above 15 pounds per square inch gauge (psig) (103 Kpa), then an approved means of leak detection, emergency shutoff, and excess flow control shall be provided. Where the piping originates from within a hazardous material storage room or area, the excess flow control shall be located within the storage room or area. Where the piping originates from a bulk source, the excess flow control shall be located as close to the bulk source as practical:

Exceptions:

1. Piping for inlet connections designed to prevent backflow.

2. Piping for pressure relief devices.

7. Secondary containment or equivalent protection from spills or leaks shall be provided for piping for liquid hazardous materials and for highly toxic and toxic corrosive gases above threshold quantities listed in table 5003.1.1(1-4). Secondary containment includes, but is not limited to, double-walled piping.

Exceptions:

1. Secondary containment is not required for toxic corrosive gases if the piping is constructed of inert materials.

2. Piping under sub-atmospheric conditions, if the piping is equipped with an alarm and fail-safe-to-close valve activated by a loss of vacuum.

8. Expansion chambers shall be provided between valves whenever the regulated gas may be subjected to thermal expansion. Chambers shall be sized to provide protection for piping and instrumentation and to accommodate the expansion of regulated materials.

17.12.925 <u>Amendment of Section 5003.2.2.2 of the 2025 California Fire Code</u>

Section 5003.2.2.2 of the 2025 California Fire Code is amended to read as follows:

5003.2.2.2 Additional Regulation for Supply Piping for Health Hazard Materials. Supply piping and tubing for gases and liquids having a health-hazard ranking of 3 or 4

in accordance with NFPA 704 shall be in accordance with ASME B 31.3 and the following:

1. Piping and tubing utilized for the transmission of highly toxic and toxic gases or highly volatile corrosive liquids and gases shall have welded or brazed connections throughout, except for connections within an exhausted enclosure if the material is a gas, or an approved method of drainage or containment is provided for connections if the material is a liquid.

2. Piping and tubing shall not be located within corridors, within any portion of a means of egress required to be enclosed in fire-resistance-rated construction, or in concealed spaces in areas not classified as Group H Occupancies.

   Exception: Piping and tubing within the space defined by the walls of corridors and the floor or roof above or in concealed space above other occupancies where installed in accordance with Section 415.11.7.4 of the California Building Code as required for Group H 5 Occupancies.

3. All primary piping for highly toxic, toxic and moderately toxic gases shall pass a helium leak test of 1×10-9 cubic centimeters/second where practical, or shall pass testing in accordance with an approved nationally recognized standard. Test shall be conducted by a qualified "third party" not involved with the construction of the piping and control systems.

17.12.930 Amendment of Subsection 5003.3.1 of the 2025 California Fire Code

Subsection 5003.3.1 of the 2025 California Fire Code is amended to read as follows:

5003.3.1 Unauthorized discharges. Where hazardous materials are released in quantities reportable under state, federal or local regulations or when there is release or a threatened release that presents a threat to health, property or the environment, the fire code official shall be notified immediately in an approved manner and the following procedures required in accordance with Sections 5003.3.1.1 through 5003.3.1.4.

17.12.935 Amendment of Section 5003.5 of the 2025 California Fire Code to

Subsection 5003.5 of the 2025 California Fire Code is amended to read as follows:

5003.5.2 Ventilation Ducting. Ducts for venting hazardous materials operations shall be labeled with the hazard class of the material being vented and the direction of flow.

5003.5.3 "H" Occupancies. In "H" Occupancies, all piping and tubing may be required to be identified when there is any possibility of confusion with hazardous materials transport tubing or piping. Flow direction indicators are required.

17.12.940 Amendment of Section 5003.9.8 of the 2025 California Fire Code

Section 5003.9.8 of the 2025 California Fire Code is amended to read as follows:

5003.9.8 Separation of Incompatible Materials. Incompatible materials in storage and storage of materials that are incompatible with materials in use shall be separated where the stored materials are in containers having a capacity of more than 5 pounds (2 kg) or 0.5 gallons (2 L) or any amount of compressed gas. Separation shall be accomplished by at least one of the following:

1. Segregating incompatible materials in storage by a distance of not less than 20 feet (6096 mm) and in an independent containment system.

2. Isolating incompatible materials in storage by a noncombustible partition extending not less than 18 inches (457 mm) above and to the sides of the stored material in an independent containment system.

3. Storing liquid and solid materials in hazardous materials storage cabinets.

4. Storing compressed gases in cabinets or exhausted enclosures in accordance with Sections 5003.8.5 and 5003.8.6. Materials that are incompatible shall not be stored within the same cabinet or exhausted enclosure.

17.12.945 Amendment of Section 5003.9 of the 2025 California Fire Code

Section 5003.9 of the 2025 California Fire Code is amended to read as follows:

5003.9.11 Fire Extinguishing Systems for Workstations Dispensing, Handling, or Using Hazardous Materials. Workstations that can be used for materials with a hazard rating of 3 or 4 in the flammable or reactive category in accordance with NFPA 704 shall be protected by an approved automatic fire extinguishing system in accordance with Section 2703.10.

Exception: Internal fire protection is not required for Biological Safety Cabinets that carry NSF/ANSI certification where quantities of flammable liquids in use or storage within the cabinet do not exceed 500 ml.

17.12.950 Amendment of Section 5003.10.4 of the 2025 California Fire Code

Subsection 5003.10.4 of the 2025 California Fire Code is amended to read as follows:

5003.10.4 Elevators utilized to transport hazardous materials.

5003.10.4.1 When transporting hazardous materials, elevators shall have no other passengers other than the individual(s) handling the chemical transport cart.

5003.10.4.1.1 When transporting cryogenic or liquified compressed gases, there shall be no occupant in the elevator.

5003.10.4.2 Hazardous materials liquid containers shall have a maximum capacity of 20 liters (5.28 gal).

5003.10.4.3 Highly toxic, toxic, and moderately toxic gases shall be limited to a container of a maximum water capacity of 1 lb.

5003.10.4.4 When transporting cryogenic or liquified compressed gases, means shall be provided to prevent the elevator from being summoned to other floors.

17.12.955 Amendment of Section 5004.2.2 of the 2025California Fire Code

Section 5004.2.2 of the 2025 California Fire Code is amended to read as follows:

5004.2.2 Secondary containment for hazardous materials liquids and solids. Where required by Table 5004.2.2 buildings, rooms or areas used for the storage of hazardous materials liquids or solids shall be provided with secondary containment in accordance with this section where exceeding 1.3 gallons.

Section 5004.2.2.2 of the 2025 California Fire Code is amended to read as follows:

5004.2.2.2 Incompatible materials. Incompatible materials shall be separated from each other in independent secondary containment systems

17.12.960 Amendment of Section 5004.2.3 of the 2025 California Fire Code

Section 5004.2.3 of the 2025 California Fire Code is amended to read as follows:

5004.2.3 Containment Pallets. Where used as an alternative to spill control and secondary containment for outdoor storage in accordance with the exception in Section 5004.2 containment pallets shall comply with all of the following:

1. A liquid-tight sump with access for visual inspection shall be provided.

2. The sump shall be designed to contain not less than 66 gallons (250 L).

3. Exposed surfaces shall be compatible with material stored.

4. Containment pallets shall be protected to prevent collection of rainwater within the sump of the containment pallet.

   Combustible containment pallets shall not be used inside buildings to comply with Section 5004.2 where the individual container capacity exceeds 55 gallons (208 L) or an aggregate capacity of multiple containers exceeds 1,000 gallons (3785 L) for liquids or where the individual container capacity exceeds 500 pounds (250 kg) or an aggregate of multiple containers exceeds 10,000 pounds (4540 kg) for solids.

SECTION 12. Part 9.25 of Chapter 17.12 of Title 17 of the San José Municipal Code is amended to read as follows:

Part 9.25
Hazardous Materials Provisions

17.12.970 Adoption of Chapters 51 through 59 of the 2025 California Fire Code

Except as otherwise provided for in this Chapter, Chapters 51 through 59 of the 2025 California Fire Code, including the Tables therein, are adopted and incorporated in this Chapter by reference and made a part hereof as if fully set forth herein.

17.12.972 Amendment of Section 5601 of the 2025 California Fire Code

Section 5601.1.3 of the 2025 California Fire Code is amended to read as follows:

5601.1.3 Fireworks. The possession, manufacture, storage, sale, handling, and use of fireworks, including those fireworks classified as Safe and Sane by the California State Fire Marshal, are prohibited.

Exceptions: The use of fireworks for firework displays (pyrotechnics) before a proximate audience, and pyrotechnic special effects in motion pictures, television, theatrical, or group entertainment productions, as allowed in Title 19, Div. 1, Chapter 6 Fireworks, reprinted in Section 5608 and Health and Safety Code Division 11.

Section 5601.2 of the 2025 California Fire Code is amended to read as follows:

5601.2.4 Financial Responsibility. Before a permit is issued, as required by section 5601.2, the applicant shall file with the jurisdiction a corporate surety bond in the principal sum of $1,000,000 or a public liability insurance policy in the same amount, for the purpose of the payment of all damages to persons or property that arise from, or are caused by, the conduct of any act authorized by the permit upon which any judicial judgement results. The fire code official is authorized to specify a greater amount when, in their opinion, conditions at the location of use indicate a greater amount is required. Government entities shall be exempt from this bond requirement.

Exception: Fireworks in accordance with California Code of Regulations, Title 19, Division 1, Chapter 6, see section 5608.

5601.2.4.1 Blasting. Before approval to do blasting is issued, the applicant for approval shall file a bond or submit a certificate of insurance in such form, amount, and coverage as determined by the legal department of the jurisdiction to be adequate in each case to indemnify the jurisdiction against any and all damages arising from permitted blasting.

5601.2.4.2 Fireworks Display. The permit holder shall furnish a bond or certificate of insurance in an amount deemed adequate by the fire code official for the payment of all potential damages to a person, or persons, or to property by reason of the permitted display, and arising from any acts of the permit holder, the agent, employees, or subcontractors.

17.12.974 Amendment of Section 5608 of the 2025 California Fire Code

Section 5608 is amended to read as follows:

5608.2 Financial Responsibility. In addition to all other requirements, the applicant for a permit to use fireworks, including proximate audience displays and pyrotechnic special effects, shall furnish a bond or certification of insurance in the amount deemed adequate by the fire code official and the City Risk Manager for payment of damages which could be caused either to a person or persons or to property by reason of the permitted activity and arising from acts of the permittee, agents, employees, or subcontractors.

17.12.976 Amendment of Section 5704.2.7.5.8 of the 2025 California Fire Code

Section 5704.2.7.5.8 is amended to read as follows:

5704.2.7.5.8 Overfill prevention. An approved means or method in accordance with Section 5704.2.9.7.5 shall be provided to prevent the overfill of all Class I, II and IIIA liquid storage tanks. Storage tanks in refineries, bulk plants or terminals regulated by Sections 5706.4 or 5706.7 shall have overfill protection in accordance with API 2350.

An approved means or method in accordance with Section 5704.2.9.7.5 shall be provided to prevent the overfilling of Class IIIB liquid storage tanks connected to fuel-burning equipment inside buildings.

Exception: Outside above-ground tanks with a capacity of 500 gallons or less.

17.12.978 Amendment of Section 5704.2.7.5.9 of the 2025 California Fire Code

Section 5704.2.7.5.9 is amended to read as follows:

5704.2.7.5.9 Automatic filling of tanks. Systems that automatically fill flammable or combustible liquid tanks shall be equipped with overfill protection, approved by the fire code official, that sends an alarm signal to a constantly attended location and immediately stops the filling of the tank. The alarm signal and automatic shutoff shall be tested on an annual basis and records of such testing shall be maintained for a period of five (5) years.

17.12.980 Amendment of Sections 5707.3.2 of the 2025 California Fire Code

Section 5707.3.2 of the 2025 California Fire Code is amended to read as follows:

5707.3.2 Training records. Mobile fueling vehicles shall be operated only by designated personnel who are trained on proper fueling procedures and the safety and emergency response plan. Persons responsible for dispensing operations shall be trained in the appropriate mitigating actions in the event of a fire, leak, or spill. Training records of operators shall be maintained by the dispensing company. The training of employees who use and maintain the dispensing system shall be in accordance with CFC Section 406, and provisions for hazard communication in accordance with CFC Section 407 as can be applied to this operation.

17.12.982 Amendment of Section 5707.3 of the 2025 California Fire Code

Section 5707.3 of the 2025 California Fire Code is amended to read as follows:

5707.3.4 Property Owner Acceptance of Liability. The Property Owner is responsible for all activities on their property. Therefore, the Property Owner at which mobile fueling is being conducted proposed shall sign in concurrence with the Site, Safety, and emergency plans indicating acknowledgment of their acceptance of liability for the mobile fueling operations on their property.

17.12.984 Amendment of Sections 5707.4.2 and 5707.4.3of the 2025 California Fire Code

Section 5707.4.2 of the 2025 California Fire Code is amended to read as follows:

5707.4.2 Sources of Ignition. Smoking, open flames, and other sources of ignition shall be prohibited within 25 feet (7620 mm) of fuel dispensing activities. Signs prohibiting smoking or open flames within 25 feet (7620 mm) of the vehicle and the point of fueling shall be prominently posted on the mobile fueling vehicle. The engines of vehicles being fueled shall be shut off during fueling. Areas within 25 feet (7620 mm) surrounding fuel dispensing activities shall be free from vegetation, debris and other combustible material.

Section 5707.4.3 of the 2025 California Fire Code is amended to read as follows:
5707.4.3 Electrical Equipment. Mobile fueling shall not occur within 20 feet (6096 mm) of electrical equipment located within 18 inches (457 mm) of the ground unless such electrical equipment is rated for Class I, Division 2, hazardous locations in accordance with the *California Electrical Code*. Electrical wiring and equipment shall be suitable for the locations in which they are installed and shall comply with CFC Section 605, NFPA 30A, and the *California Electrical Code*.

SECTION 13. Part 9.5 of Chapter 17.12 of Title 17 of the San José Municipal Code is amended to read as follows:

Part 9.5
Highly Toxic and Toxic Materials, and Moderately Toxic gases

17.12.986 Adoption of Chapter 60 of the 2025 California Fire Code

Except as otherwise provided for in this Chapter, Chapters 60 to 67 of the 2025 California Fire Code, including the Tables therein, are adopted and incorporated in this Chapter by reference and made a part hereof as if fully set forth herein.

17.12.988 Amendment of Sections 6001 of the 2025 California Fire Code

Subsection 6001.1 of the 2025 California Fire Code is amended to read as follows:

6001.1 Scope. The storage and use of highly toxic, toxic, and moderately toxic materials and/or moderately toxic gases shall comply with this chapter. Compressed gases shall also comply with Chapter 53.

Exceptions:

1. Display and storage in Group M and storage in Group S occupancies complying with Section 5003.11.

2. Conditions involving pesticides or agricultural products as follows:

2.1. Application and release of pesticide, agricultural products, and materials intended for use in weed abatement, erosion control, soil amendment, or similar applications when applied in accordance with the manufacturer's instructions and label directions.

2.2. Transportation of pesticides in compliance with the Federal Hazardous Materials Transportation Act and regulations thereunder.

2.3. Storage in dwellings or private garages of pesticides registered by the U.S. Environmental Protection Agency to be utilized in and around the home, garden, pool, spa, and patio.

17.12.990 Amendment of Sections 6004 of the 2025 California Fire Code

Section 6004 of the 2025 California Fire Code is amended to read as follows:

SECTION 6004 HIGHLY TOXIC, TOXIC, AND MODERATELY TOXIC COMPRESSED GASES

Section 6004.1 of the 2025 California Fire Code is amended to read as follows:

6004.1 General. The storage and use of highly toxic, toxic, and moderately toxic compressed gases shall comply with this section.

17.12.992 Amendment of Section 6004.1.1 of the 2025 California Fire Code

6004.1.1 Special limitations for indoor storage and use by occupancy. The indoor storage and use of highly toxic, toxic, and moderately toxic compressed gases in certain occupancies shall be subject to the limitations contained in Sections 6004.1.1.1 through 6004.1.1.3.

6004.1.1.1 Group A, E, I or U occupancies. Highly toxic, toxic, and moderately toxic compressed gases shall not be stored or used within Group A, E, I, or U occupancies.

Exception: Cylinders not exceeding 20 cubic feet (0.556 m^3) at normal temperature and pressure (NTP) are allowed within gas cabinets or fume hoods.

6004.1.1.2 Group R occupancies. Highly toxic, toxic, and moderately toxic compressed gases shall not be stored or used in Group R occupancies.

6004.1.1.3 Offices, retail sales, and classrooms. Highly toxic, toxic, and moderately toxic compressed gases shall not be stored or used in offices, retail sales, or classroom portions of Group B, F, M, or S occupancies.

Exception: In classrooms of Group B occupancies, cylinders with a capacity not exceeding 20 cubic feet (0.566 m^3) at NTP are allowed in gas cabinets or fume hoods.

17.12.994 Amendment of Section 6004.2 of the 2025 California Fire Code

Section 6004.2 of the 2025 California Fire Code is amended to read as follows:

6004.2 Indoor storage and use. The indoor storage and use of highly toxic, toxic, and moderately toxic compressed gases shall be in accordance with Sections 6004.2.1 through 6004.2.2.10.3.

Section 6004.2.1 of the 2025 California Fire Code is amended to read as follows:

6004.2.1 Applicability. The applicability of regulations governing the indoor storage and use of highly toxic, toxic, and moderately compressed gases shall be as set forth in Sections 6004.2.1.1 through 6004.2.1.4.

Section 6004.2.1.4 of the 2025 California Fire Code is amended to add the following subsection:

6004.2.1.4 Quantities exceeding the minimum threshold quantities, but not exceeding the maximum allowable per control area. The indoor storage or use of highly toxic, toxic, and moderately toxic gases in amounts exceeding the minimum threshold quantities per control area set forth in Table 6004.2.1.4 but not exceeding maximum allowable quantity per control area set forth in Table 5003.1.1(2) shall be in accordance with Sections 5001, 5003, 6001, and 6004.2.2.

The maximum allowable quantity per control area of moderately toxic gas will be according to the toxic maximum allowable quantity, physical or health hazards, as set forth in Tables 5003.1.1(2) and 5003.1(4) and Table 5003.11.1 for Group M and S occupancies, as applicable.

Table 6004.2.1.4

Minimum Threshold Quantities for Highly Toxic, Toxic, and Moderately Toxic Gases for Indoor Storage and Use	
Highly Toxic	20 cubic feet
Toxic	405 cubic feet

Moderately Toxic	405 cubic feet

17.12.996 Amendment of Section 6004 of the 2025 California Fire Code

Section 6004 of the 2025 California Fire Code is amended to read as follows:

6004.2.2 General indoor requirements. The general requirements applicable to the indoor storage and use of highly toxic, toxic, and moderately toxic compressed gases shall be in accordance with Sections 6004.2.2.1 through 6004.2.2.10.3.

6004.2.2.1 Cylinder and tank location. Cylinders shall be located within gas cabinets, exhausted enclosures, or gas rooms. Portable and stationary tanks shall be located within gas rooms or exhausted enclosures.

Exceptions:

1. Where a gas detection system is provided in accordance with 6004.2.2.10 for indoor storage and use of moderately toxic gases above the minimum thresholds and not exceeding the maximum allowable per control area set forth in Table 5003.1.1(2) compressed gas above minimum thresholds but not exceeding the maximum allowable per control area.

6004.2.2.2. Ventilated areas. The room or area in which gas cabinets or exhausted enclosures are located shall be provided with exhaust ventilation. Gas cabinets or exhausted enclosures shall not be used as the sole means of exhaust for any room or area.

6004.2.2.3 Leaking cylinders and tanks. One or more gas cabinets or exhausted enclosures shall be provided to handle leaking cylinders, containers, or tanks.

Exceptions:

1. When cylinders, containers, or tanks are located within gas cabinets or exhausted enclosures.

2. Where approved containment vessels or containment systems are provided in accordance with all of the following:

    2.1. Containment vessels or containment systems shall be capable of fully containing or terminating a release.

    2.2. Trained personnel shall be available at an approved location.

2.3. Containment vessels or containment systems shall be capable of being transported to the leaking cylinders, container, or tank.

6004.2.2.5 Piping and controls – stationary tanks. In addition to the requirements of Section 5003.2.2, piping and controls on stationary tanks, portable tanks, and cylinders shall comply with the following requirements:

1. Pressure relief devices shall be vented to a treatment system designed in accordance with section 6004.2.2.7.

   Exception: Pressure relief devices on outdoor tanks provided exclusively for relieving pressure due to fire exposure are not required to be vented to a treatment system, provided that:

   1. The material in the tank is not flammable.

   2. The tank is not located in a diked area with other tanks containing combustible materials.

   3. The tank is located no less than 30 feet (9144 mm) from combustible materials or structures or is shielded by a fire barrier complying with section 6004.3.2.1.1.

2. Filling or dispensing connections shall be provided with a means of local exhaust. Such exhaust shall be designed to capture fumes and vapors. The exhaust shall be directed to a treatment system in accordance with section 6004.2.2.7.

3. Stationary tanks shall be provided with a means of excess flow control on all tank inlet or outlet connections.

Exceptions:

1. Inlet connections designed to prevent backflow.

2. Pressure relief devices.

6004.2.2.6 Gas rooms. Gas rooms shall comply with Section 5003.8.4 and both of the following requirements:

1. The exhaust ventilation from gas rooms shall be directed to an exhaust system.

2. Gas rooms shall be equipped with an approved automatic sprinkler system. Alternative fire- extinguishing systems shall not be used.

6004.2.2.7 Treatment systems. The exhaust ventilation from gas cabinets, exhausted enclosures, gas rooms, and local exhaust systems required in Sections 6004.2.2.4 and 6004.2.2.5 shall be directed to a treatment system. The treatment system shall be utilized to handle the accidental release of gas and to process exhaust ventilation. The treatment system shall be designed in accordance with Sections 6004.2.2.7.1 through 6004.2.2.7.5 and section 510 of the California Mechanical Code.

Exceptions:

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

   1.1 Valve outlets are equipped with gas-tight outlet plugs or caps.

   1.2 Hand wheel-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. Toxic and moderately toxic gases—Use. Treatment systems are not required for toxic, and moderately toxic gases supplied by cylinders or portable tanks not exceeding 1,700 pounds (772 kg) water capacity, where a gas detection system complying with Section 6004.2.2.10 and listed or approved automatic-closing fail-safe valves are provided. The gas detection system shall have a sensing interval not exceeding 5 minutes. Automatic-closing fail-safe valves shall be located immediately adjacent to cylinder valves and shall close when gas is detected at the permissible exposure limit (PEL) by a gas sensor monitoring the exhaust system at the point of discharge from the gas cabinet, exhausted enclosure, ventilated enclosure, or gas room.

6004.2.2.7.1 Design. Treatment systems shall be capable of diluting, adsorbing, absorbing, containing, neutralizing, burning or otherwise processing the contents of the largest single vessel of compressed gas. Where a total containment system is used, the system shall be designed to handle the maximum anticipated pressure of release to the system when it reaches equilibrium.

6004.2.2.7.2 Performance. Treatment systems shall be designed to reduce the maximum allowable discharge concentrations of the gas to one-half immediate by dangerous to life and health (IDLH) at the point of discharge to the atmosphere. Where

more than one gases are emitted to the treatment system, the treatment system shall be designed to handle the worst-case release based on the release rate, the quantity and the IDLH for all compressed gases stored or used.

6004.2.2.7.3 Sizing. Treatment systems shall be sized to process the maximum worst-case release of gas based on the maximum flow rate of release from the largest vessel utilized. The entire contents of the largest compressed gas vessel shall be considered.

6004.2.2.7.4 Stationary tanks. Stationary tanks shall be labeled with the maximum rate of release for the compressed gas contained based on valves or fittings that are inserted directly into the tank. Where multiple valves or fittings are provided, the maximum flow rate of release for valves or fittings with the highest flow rate shall be indicated. Where liquefied compressed gases are in contact with valves or fittings, the liquid flow rate shall be utilized for computation purposes. Flow rates indicated on the label shall be converted to cubic feet per minute (cfm/min) (m3/s) of gas at normal temperature and pressure (NTP).

6004.2.2.7.5 Portable tanks and cylinders. The maximum flow rate of release for portable tanks and cylinders shall be calculated based on the total release from the cylinder or tank within the time specified in Table 6004.2.2.7.5. Where portable tanks or cylinders are equipped with approved excess flow or reduced flow valves, the worst-case release shall be determined by the maximum achievable flow from the valve as determined by the valve manufacturer or compressed gas supplier. Reduced flow and excess flow valves shall be permanently marked by the valve manufacturer to indicate the maximum design flow rate. Such markings shall indicate the flow rate for air under normal temperature and pressure.

6004.2.2.8 Emergency power. Emergency power shall be provided for the following systems in accordance with Section 1203: Emergency Power:

1. Exhaust ventilation system.

2. Treatment system.

3. Gas detection system.

4. Smoke detection system.

5. Temperature control system.

6. Fire alarm system.

7. Emergency alarm system.

6004.2.2.8.1 Fail-safe systems. Emergency power shall not be required for mechanical exhaust ventilation, treatment systems, and temperature control systems where approved fail-safe engineered systems are installed.

6004.2.2.9. Automatic fire detection system – highly toxic, toxic, and moderately toxic compressed gases. An approved automatic fire detection system shall be installed in rooms or areas where highly toxic, toxic, and moderately toxic compressed gases are stored or used. Activation of the detection system shall sound a local alarm. The fire detection system shall comply with Section 907.

6004.2.2.10 Gas detection system. A gas detection system complying with Section 916 shall be provided to detect the presence of gas at or below the PEL or ceiling limit of the gas for which detection is provided. The system shall be capable of monitoring the discharge from the treatment system at or below ½ the IDLH limit and shall initiate a response in accordance with sections 6004.2.2.10 through 6004.2.2.10.3 if the gas detection alarm is activated.

Exceptions:

1. A gas detection system is not required for toxic and moderately toxic gases when the physiological warning threshold level for the gas is at a level below the accepted PEL for the gas.

6004.2.2.10.1 Alarms. The gas detection system shall initiate a local alarm and transmit a signal to a constantly attended control station as approved by the fire code official when a short-term hazard condition is detected. The alarm shall be both audible and visual and shall provide warning both inside and outside the area where gas is detected. The audible shall be distinct from all other alarms.

Exception: Signal transmission to a constantly attended control station is not required where not more than one cylinder of highly toxic, toxic, or moderately toxic is stored.

6004.2.2.10.2 Shut-off of gas supply. The gas-detection system shall automatically close the shut off valve at the source on gas supply piping and tubing related to the system being monitored for whichever gas is detected.

Exception: Automatic shutdown is not required for reactors utilized for the production of highly toxic, toxic, and moderately toxic compressed gases where such reactors are:

1. Operated at pressures less than 15 pounds per square inch gauge (psig) (103.4kPa).

2. Constantly attended.

3. Provided with emergency shutoff valves that have ready access.

6004.2.2.10.3 Valve closure. Automatic closure of shutoff valves shall be in accordance with the following:

1. Where the gas detection sampling point initiating the gas detection system alarm is within a gas cabinet or exhausted enclosure, the shutoff valve in the gas cabinet or exhausted enclosure for the specific gas detected shall automatically close.

2. Where the gas detection sampling point initiating the gas detection system alarm is within a gas room and compressed gas containers are not in gas cabinets or exhausted enclosure, the shutoff valve on all gas lines for the specific gas detected shall automatically close.

3. Where a gas-detection sampling point initiating the gas detection system alarm is within a piping distribution manifold enclosure, the shutoff valve for the compressed container of the specific gas detected supplying the manifold shall automatically close. Where the gas-detection sampling point initiating gas-detection system alarm is at a use location or within a gas valve enclosure of a branch line downstream of a piping distribution manifold, the shutoff valve in the gas valve enclosure for the branch line located in the piping distribution manifold enclosure shall automatically close.

Exception: Where the gas-detection sampling point initiating the gas-detection system alarm is at a use location or within a gas valve enclosure of a branch line downstream of a piping distribution manifold, the shutoff valve in the gas valve enclosure for the branch line located in the piping distribution manifold enclosure shall automatically close.

SECTION 14. Part 10 of Chapter 17.12 of Title 17 of the San José Municipal Code is amended to read as follows:

Part 10
Referenced Standards

17.12.1000 Adoption of Chapter 80 of the 2025 California Fire Code

Except as otherwise provided for in this Chapter, Chapter 80 of the 2025 California Fire Code, including the Tables therein, are adopted and incorporated in this Chapter by reference and made a part hereof as if fully set forth herein.

17.12.1005 Amendment of Chapter 80 – NFPA 13-25 – Standard for the Installation of Sprinkler Systems

The following sections of NFPA 13 – 25 edition, Standard for the Installation of Sprinkler Systems, are amended to read as follows:

Section 9.2.1 is amended to delete the following sections:

9.2.1.1, 9.2.1.2, 9.2.1.10, 9.2.1.12, 9.2.1.13. 9.2.1.14, 9.2.1.18, and 9.2.1.19.

Section 11.1 is amended to read as follows:

11.1.1 The use of extended coverage sprinklers shall require prior approval from the San José Fire Department.

Section 16.9.3 is amended to read as follows:

16.9.3.6 Fire sprinkler system risers or control valves shall not be located in electrical rooms.

Section 16.9.10 is amended to read as follows:

16.9.10.1 Multistory buildings exceeding one story in height shall be provided with a floor control valve, check valve, pressure gauge, main drain valve, and flow switch for isolation, control, and annunciation of water flow for each individual floor level.

16.9.10.2 is deleted.

16.9.10.3 is deleted.

16.9.10.4 is deleted.

Section 19.2.3.2 is amended to read as follows:

19.2.3.2.3 is deleted.

19.2.3.2.9 For light hazard areas designated for office use, one-inch plugged, threaded outlets shall be provided at each sprinkler. The minimum flow at each sprinkler shall be not less than 0.10 gpm/square feet, with a minimum design area of three thousand (3,000) square feet or equivalent as approved by the fire code official. Only standard spray sprinklers shall be used. Extended coverage sprinkler heads shall not be used.

19.2.3.2.10 When a fire sprinkler system is required in a building of undetermined use with roof height of twenty feet (20') or less, it shall be installed for an ordinary hazard occupancy with a minimum design density of not less than 0.20 gpm/square feet, with a minimum design area of three thousand (3,000) square feet. The system demand, including 250 gpm hose stream allowance, shall be designed at a minimum of ten percent below the available water supply. One-inch plugged, threaded outlets shall be provided at each sprinkler. Where a subsequent occupancy requires a system with greater capability, it shall be the responsibility of the owner and/or occupant to upgrade the system. Provided no current or future High-Pile Storage as indicated by a letter from the property owner embedded on the submitted plans. If such a letter is not provided, the design shall be per Section 19.2.3.2.11.

19.2.3.2.11 When a fire sprinkler system is required in a building of undetermined use with floor to roof height greater than twenty feet (20'), a fire sprinkler system, for the building shell, shall be designed to incorporate Commodity Class IV storage hazard based on the roof height in accordance with NFPA 13 Chapter 21 or equivalent as approved by the fire code official (such as ESFR). The system demand, including 500 gpm hose stream allowance, shall be designed at a minimum of ten percent below the available water supply. One-inch plugged, threaded outlets shall be provided at each sprinkler. Where a subsequent occupancy requires a system with greater capability, it shall be the responsibility of the owner and/or occupant to upgrade the system.

Section 28.2 of NFPA 13 – 25 edition is amended to read as follows:

28.2.1.7 The safety margin for hydraulic calculations shall be a minimum 10% of the water supply data.

28.2.4.13 The maximum water velocity in the hydraulic calculations shall be twenty feet per second (20 ft/sec) when designing to the criteria as set forth herein as Sections 19.2.3.2.9, 19.2.3.2.10, and 19.2.3.2.11.

17.12.1010 Amendment of Chapter 80 – NFPA 13D – 25 – Standard for the Installation of Sprinkler Systems in One- and Two-family Dwellings and Manufactured Homes

The following sections of NFPA 13D – 25 edition, Standard for the Installation of Sprinkler Systems in One- and Two-family dwellings and Manufactured Homes, are amended to read as follows:

7.5.6.3(5) Sprinklers in closets containing clothes dryers shall be of the intermediate temperature classification or higher.

7.5.6.3(6) Where sprinklers may be subject to higher temperature such as closets containing heat producing equipment, unconditioned garages, exterior spaces, etc., intermediate temperature sprinklers shall be required.

7.5.10 Spare sprinklers shall be provided as required by NFPA 13-25 Section 16.2.7.

7.6 Alarms. Local waterflow alarms shall be provided on all sprinkler systems in homes.

8.3.4 Sprinklers shall be required in garages and carports. Sprinklers shall be required under open attached porches, exterior roofs, canopies, balconies, decks, or similar projections exceeding 4 feet in width and in.

8.3.5.1 is deleted.

8.3.5.1.1 is deleted.

8.3.5.1.2 is deleted.

8.3.5.1.3 is deleted.

8.3.5.1.4 is deleted.

8.3.5.1.5 is deleted.

8.3.6 is deleted.

8.3.8 is deleted.

8.3.11 Pilot Sprinklers. Pilot sprinklers shall be provided in attics spaces and between floors where floor/ceiling assemblies consist of open web wood joists or trusses. Pilot sprinklers shall be intermediate temperature rated, K=4.2, quick response. Pilot sprinklers shall be located within twelve inches of the structure and/or at the apex of each ridgeline where applicable. A sprinkler is required where the ridgeline and hips converge. Sprinklers shall be spaced at maximum thirty-foot centers (maximum fifteen feet from outside walls) and shall be located at all fuel-fired equipment, including furnaces, hot water heaters, etc.

10.4.9 is deleted.

11.2.1.1 All piping and attached appurtenances subjected to system working pressure shall be hydrostatically tested at 200 psi and shall maintain that pressure without loss for 2 hours.

17.12.1015 Amendment of Chapter 80 – NFPA 13R – 25 – Standard for the Installation of Sprinkler Systems in Low-rise Residential Occupancies

The following sections of NFPA 13R – 25 edition, Standard for the Installation of Sprinkler Systems in Low-rise Residential Occupancies, are amended to read as follows:

6.6.6.3 is deleted.

6.6.7 is deleted.

6.8.8 Control valves are required to be zoned per floor.

6.11.2 Fire department connections (FDC) shall be 2½ in. inlets with female National Standard Hose threads; all inlets shall be equipped with individual check valves (e.g. clappers). The FDC inlets shall be located at a height of 30 to 36" aboveground.

6.16.4 Where a building fire alarm system is provided, the building sprinkler systems are required to be zoned by floor.

10.2.2.1 Systems shall be hydrostatically tested for leakage at 200 psi for a duration of 2 hours in accordance with NFPA 13.

10.2.2.2 is deleted.

17.12.1020 Amendment of Chapter 80 – NFPA 14 – 24 – Standard for the Installation of Standpipe and Hose Systems

The following sections of NFPA 14 – 24 edition, Standard for the Installation of Standpipe and Hose Systems, are amended to read as follows:

9.6.10 Non-Combined Standpipe Systems. The water supply shall be made prior to the sprinkler system water flow indicator. The standpipe priming connection shall be equipped with a monitored control valve, check valve, flow switch, and include a pipe restriction of three-eighth inch (3/8") orifice or less.

17.12.1025 Amendment of Chapter 80 – NFPA 20 – 25 – Standard for the Installation of Stationary Pumps for Fire Protection

The following sections of NFPA 20 – 25 edition, Standard for the Installation of Stationary Pumps for Fire Protection, are amended to read as follows:

4.14.1.2.1 All outdoor fire pumps shall be installed inside a dedicated building (pump house) to be provided with protection against possible interruption in accordance with 4.14.1 and 4.14.1.1.

4.17.10.6 Positive supply pressure shall be monitored by the FACU and shall trigger an audio and visual annunciation at the FACU and in the fire pump room if the water supply pressure drops below 5 psi.

7.22.1.1 A fire pump installation shall be arranged to allow the test of the pump at its rated conditions, as well as the suction supply at the maximum flow available from the fire pump. To facilitate flow testing, all fire pumps shall be equipped with both of the following:

i. Test Header. This device has the number and size of hose outlets per Table 4.28. When testing the pump, hose(s) are connected to the outlets with water discharged to a safe location. Flow readings are usually taken from the end of the hose(s) with a Pitot gauge.

ii. Flow Meter. A special pipe is run from the discharge side of the pump back to the water supply (or to some other acceptable discharge point) with a flowmeter and control valve in the line. When testing the pump, the control valve is opened partially (with the pump already running) to achieve the 100 percent flow condition. The valve is opened more to achieve the 150 percent flow condition.

17.12.1030 Amendment of Chapter 80 – NFPA 24 – 25 – Standard for the Installation of Private Fire Service Mains and Their Appurtenances

The following sections of NFPA 24 – 25 edition, Standard for the Installation of Private Fire Service Mains and Their Appurtenances, are amended to read as follows:

7.3.7 Fire hydrants shall not be subject to pressure supplied by way of an FDC.

17.12.1035 Amendment of Chapter 80 – NFPA 72 – 25 – National Fire Alarm and Signaling Code

The following sections of NFPA 72 – 25 edition, National Fire Alarm and Signaling Code, are amended to read as follows:

10.6.11.8 Where the engine-driven generator is not constantly attended, audible and visible alarms powered by a source other than the engine starting batteries and not exceeding 125 volts shall be provided at a point of constant attendance or to a listed central station. These alarms shall indicate the following:

1. Engine running (separate signal).

2. The controller main switch has been turned to "off" or "manual" position (separate signal).

3. Low fuel and trouble on the controller or engine (separate or common signals).

17.12.1040 Amendment of NFPA 1225—22, Standard for Emergency Services Communications

The following sections of NFPA 1225 – 22 edition, Standard for Emergency Services Communications, are amended to read as follows:

18.12.3.3: Deleted

18.12.3.4 Backbone cables and backbone cable components in buildings or high-rise buildings shall be protected from attack by fire in accordance with one of the following:

(1) Use of cable with a listed fire-resistance rating in accordance with the following:

(a) Where the primary structural frame of a building is required to have a fire-resistance rating of 2 hours or more or is classified as heavy timber construction, the minimum fire resistance rating shall be 2 hours.

(b) Where the primary structural frame of a building is required to have a fire-resistance rating of less than 2 hours, the minimum fire resistance rating shall be 1 hour.

(2) Deleted

(3) A protected enclosure or area shall have a fire resistance rating in accordance with the following:

(a) Where the primary structural frame of a building is required to have a fire-resistance rating of 2 hours or more or is classified as heavy timber construction, the minimum fire resistance rating shall be 2 hours.

(b) Where the primary structural frame of a building is required to have a fire-resistance rating of less than 2 hours, the minimum fire resistance rating shall be 1 hour.

(c) Deleted

18.12.3.7 RF-emitting device and active system components shall be located in a room that matches the required fire-resistance rating of the building's primary structural frame, with a maximum of 2 hours and a minimum of 1 hour.

18.14.12 The system shall comply with all of the following:

(1) Monitoring for integrity of the system shall comply with chapter 10 of NFPA 72.

(2) System supervisory signals shall include the following:

(a) Signal Source malfunction

(b) Active RF-emitting device failure

(c) Low-battery capacity indication when numerical 70% of the 12-hour operating battery capacity has been depleted

(d) Active and passive system component (distribution antenna loop) failure

(3) Power supply supervisory signals shall include the following for each RF-emitting device and active systems components:

(a) Loss of normal ac power

(b) Failure of battery charger

(4) The communications link between the fire alarm system and the in-building emergency responder communications enhancement system shall be monitored for integrity.

(5) Where approved by the AHJ, a single supervisory input to the fire alarm system to monitor all system supervisory signals shall be permitted.

18.14.2.2 The annunciator shall provide visual and labeled indications of the following for each system component and RF-emitting device:

(1) Normal ac power

(2) Loss of normal ac power

(3) Battery charger failure

(4) Low-battery capacity (i.e., to 70 percent depletion

(5) Signal source malfunction

(6) Active RF-emitting device malfunction

(7) Active and passive system component (distribution antenna loop) malfunction.

17.12.1045 Amendment of Chapter 80 – NFPA 2001 – 22 – Standard on Clean Agent Fire Extinguishing Systems

Section 1 of NFPA 2001-22 edition is amended to read as follows:

1.6 Use and Limitations. Clean agent systems shall not be used in lieu of required fire sprinkler systems.

SECTION 15. Part 13 of Chapter 17.12 of Title 17 of the San José Municipal Code is amended to read as follows:

Part 13
Adoption of Appendices of the 2025 California Fire Code

Except as otherwise provided in this Chapter, the following appendices to the 2025 California Fire Code are adopted and incorporated by reference and made a part hereof as if fully set forth herein: Appendix B, Appendix C, Appendix D, Appendix K, Appendix L, Appendix N, and Appendix P.

Appendix B, Section B105.1 of the 2025 California Fire Code is amended to read as follows:

B105.1 One- and two-family dwellings, Group R-3 and R-4 buildings and townhouses. The minimum fire-flow and flow duration requirements for one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses shall be as specified in Table B105.1(3).

Appendix B, Section B105.2 of the 2025 California Fire Code is amended to read as follows:

B105.2 Buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses. The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses shall be as specified in Table B105.1(3).

Table B105.1(3)
San José Fire Flow and Hydrant Policy

Building Area (square feet)					Fire Flow (gpm) [g] [f] and Duration				Required Number and Spacing of Fire Hydrants [e]		
Type IA and IB*	Type IIA and IIIA*	Type IV and VA*	Type IIB and IIIB*	Type VB*	Light Hazard Occ.+	Ordinary or Extra Hazard Groups 1 and 2 Occ.+	<NS> Non-Sprinkl ered	Flow Duration (hours) [f]	Min. # of Hydrants	Average Spacing between Hydrants (feet) [a] [b] [c]	Max. Distance from Any Point on Street or Road Frontage to a Hydrant (feet) [d]
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500	1,500	1,500	2	1	500	250
22,701-30,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601-4,800	1,500	1,500	1,750	2	1	500	250
30,201-38,700	17,001-21,800	10,901-12,900	7,901-9,800	4,801-6,200	1,500	1,500	2,000	2	2	450	225
38,701-48,300	21,801-24,200	12,901-17,400	9,801-12,600	6,201-7,700	1,500	1,688	2,250	2	2	450	225
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7,701-9,400	1,500	1,875	2,500	2	3	450	225
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9,401-11,300	1,500	2,063	2,750	2	3	450	225
70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	1,500	2,250	3,000	3	3	400	225
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	1,625	2,438	3,250	3	3	400	225
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	1,750	2,625	3,500	3	4	350	210
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	1,875	2,818	3,750	3	4	350	210
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	2,000	3,000	4,000	4	4	350	210
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	2,150	3,188	4,250	4	5	300	180
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	2,250	3,375	4,500	4	5	300	180
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	2,375	3,563	4,750	4	5	300	180
203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	2,500	3,750	5,000	4	5	300	180

225,201-247,700	126,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	2,625	3,938	5,250	4	6	300	180
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	2,750	4,125	5,500	4	6	300	180
271,201-295,900	152,601-166,500	97,701-106,500	70,601-77,000	43,401-47,400	2,875	4,313	5,750	4	6	250	150
295,901-Greater	166,501-Greater	106,501-115,800	77,001-83,700	47,401-51,500	3,000	4,500	6,000	4	6	250	150
–	–	115,801-125,500	83,701-90,600	51,501-55,700	3,125	4,688	6,250	4	7	250	150
–	–	125,501-135,500	90,601-97,900	55,701-60,200	3,250	4,875	6,500	4	7	250	150
–	–	135,501-145,800	97,901-106,800	60,201-64,800	3,375	5,063	6,750	4	7	250	150
–	–	145,801-156,700	106,801-113,200	64,801-69,600	3,500	5,250	7,000	4	7	250	150
–	–	156,701-167,900	113,201-121,300	69,601-74,600	3,625	5,438	7,250	4	8	200	120
–	–	167,901-179,400	121,301-129,600	74,601-79,800	3,750	5,625	7,500	4	8	200	120
–	–	179,401-191,400	129,601-138,300	79,801-85,100	3,875	5,813	7,750	4	8	200	120
–	–	191,401-Greater	138,301-Greater	85,101-Greater	4,000	6,000	8,000	4	8	200	120

Occ. = Occupancy Classification <NS> = Non-Sprinklered

* Types of construction are based on the California Building Code.

\+ Types of Hazard are based on NFPA 13.

g Measured at 20 psi residual pressure.

a Reduce by 100 feet for dead-end streets or roads.

b Where streets are provided with median dividers that cannot be crossed by fire fighters pulling hose lines, or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis up to a fire-flow requirement of 7,000 gallons per minute and 400 feet for higher fire-flow requirements.

c Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 500 feet to provide for transportation hazards.

d Reduce by 50 feet for dead-end streets or roads.

e The fire code official is authorized to modify the location, number and distribution of fire hydrants based on site-specific constraints and hazards.

f For one- and two- family dwellings; the minimum fire-flow and flow duration requirements for one- and two-family dwellings having a fire-flow calculation area that does not exceed 3,600 square feet shall be 1,000 gallons per minute for a duration of 1 hour.

Appendix C, Section C102.1 of the 2025 California Fire Code is amended to read as follows:

C102.1. Minimum number of fire hydrants for a building. The number of fire hydrants available to a building shall not be less than the minimum specified in Table B105.1 (3)

Appendix D, Section D103.3 of the 2025 California Fire Code is amended to read as follows:

D103.3. Turing radius. The minimum required inner turning radius shall be 30 feet and the minimum required outer turning radius shall be 50 feet.

Section D105.1 of the 2025 California Fire Code is amended to read as follows:

1. **D103.5 Fire apparatus access road gates.** Gates securing the fire apparatus access roads shall comply with all of the following criteria:

    1. Where a single gate is provided, the gate width shall be not less than 14 feet (4267 mm). The minimum required roadway width is not reduced. Gates shall not be located within the minimum clearance around a fire

hydrant per Figure D103.1. Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 14 feet (4267 mm).

2. Gates shall be of the swinging or sliding type.

3. Construction of gates shall be of materials that allow manual operation by one person.

4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.

5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.

6. Methods of locking shall be submitted for approval by the fire code official.

7. Electric gate operators, where provided, shall be listed in accordance with UL 325.

8. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F2200.

D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

Exception: Deleted

Appendix L, Section L101.1 of the 2025 California Fire Code is amended to read as follows:

L101.1 Scope. Firefighter air replenishment systems (FARS) shall be provided in accordance with this appendix. The following buildings shall be equipped with a FARS, as approved by the Fire Chief or designee. The system shall provide an adequate pressurized air supply through a permanent piping system with access stations for replenishment of portable breathing air equipment used by Fire Department personnel:

1. Buildings having occupied floors located more than seventy five (75') feet above the lowest level of fire department vehicle access;

2. Underground buildings that are more than three floors below grade with an area greater than 20,000 square feet;

3. Underground transportation or pedestrian tunnels exceeding 500 feet in length;

Appendix L, Section L104.13.1, subparagraphs 1 & 2 of the 2025 California Fire Code is amended to read as follows:

1. Fill stations shall be provided at the fifth floor above the ground floor and every third floor level thereafter except the uppermost floor.

2. For buildings with more than three floors below grade level, fill stations shall be provided at the first floor below the ground level floor and every third floor level thereafter except the lowermost floor.

3. On floor levels requiring fill stations, one fill station shall be provided adjacent to a required exit stair at a location designated by a fire code official. In buildings that have three or more exit stairs, additional fill stations shall be provided at a ratio of one fill station for every three stairways. Example: for two exit stairs, a minimum of one fill station is required, and for three exit stairs, a minimum of two fill stations are required.

Appendix L, Section L104.13.2, subparagraph 5 of the 2025 California Fire Code, shall be amended to delete the exception.

Appendix L, Section L105.1, of the 2025 California Fire Code is amended to read as follows:

L105.1 Acceptance tests. Upon completion of the installation, a FARS shall be acceptance tested to verify compliance. Oversight of the acceptance tests shall be provided by a registered design professional and witnessed by a fire code official. Acceptance testing shall include all of the following:

1. A pneumatic test in accordance with ASME B31.3 of the complete system at a minimum test pressure of 110 percent of the system design pressure using oil free dry air, nitrogen or argon shall be conducted. Test pressure shall be maintained for not less than 24 hours. During this test, all fittings, joints and system components shall be inspected for leaks. Defects in the system or leaks detected shall be documented and repaired.

2. A pneumatic test in accordance with ASME B31.3 of the complete system at a minimum test pressure of 110% of the fire apparatus compressor rating pressure using oil free dry air, nitrogen or argon shall be conducted. Test pressure shall be maintained for not less than 1 hour. During this test, all fittings, joints and system components shall be inspected for leaks. Defects in the system or leaks detected shall be documented and repaired.

3. A cylinder-filling performance test shall be conducted to verify compliance with the required breathing air cylinder refill rate from the exterior mobile air connection and, where provided, a stored air pressure supply system.

4. The air quality monitoring system shall be tested to verify both of the following conditions:

    4.1. Visual indicators required by Section L104.15.1 function properly.

    4.2. Supervisory signals are transmitted as required by Section L104.15.2 for each sensor based on a sensor function test.

5. Connections intended for fire department use shall be confirmed as compatible with the fire department's mobile air unit, SCBA cylinders and, where provided, RIC/UAC connections.

6. Air samples shall be taken from not less than two fill stations and submitted to an approved gas analysis laboratory to verify compliance with NFPA 1989. The FARS shall not be placed into service until a written report verifying compliance with NFPA 1989 has been provided to the fire code official.

SECTION 16. The title of Chapter 17.68 of Title 17 of the San José Municipal Code is amended to read as follows:

CHAPTER 17.68
HAZARDOUS MATERIALS STORAGE ORDINANCE

PASSED FOR PUBLICATION of title this _____ day of _____, 2025, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

MATT MAHAN
Mayor

ATTEST:

TONI J. TABER, MMC
City Clerk