ORDINANCE NO. 2023-380

AN ORDINANCE OF THE TOWN OF WINDSOR UPDATING INFORMATION IN TITLE VI (FIRE PREVENTION AND PROTECTION), REMOVING REDUNDANCIES FROM TITLE VII (BUILDING AND HOUSING), AND MAKING NUMBERING CORRECTIONS IN BOTH SECTIONS OF THE MUNICIPAL CODE

WHEREAS, the California Building Standards Commission adopted a new Title 24 of the California Code of Regulations, including the 2022 California Building Standards Code and the 2022 California Fire Code, that became effective statewide on January 1, 2023; and

WHEREAS, Government Code Section 50022.2 permits enactment of city ordinances that adopt mandatory codes or statutes, including codes of the State of California, by reference; and

WHEREAS, California Health and Safety Code Sections 17958 et seq., establish the authority for a city to adopt and make local amendments and modifications to the building standards in the California Building Standards Code to establish more restrictive building standards than those contained in the California Building Standards Code; and

WHEREAS, California Health and Safety Code Sections 17958, 17958.5, 17958.7 and 18941.5 establish the authority for a city to make local amendments and modifications if the city makes an express finding that such amendments and modifications are reasonably necessary because of local climatic, geological, or topographical conditions; and

WHEREAS, on December 21, 2022, the Town Council adopted the California Fire Code by reference and adopted local amendments pursuant to Ordinance No. 2022-369, incorporated herein by reference; and

WHEREAS, on September 6, 2023, the Town Council introduced an ordinance to reorganize language in the Municipal Code to remove redundancies in Title VII, update the language in Title VI, and make numbering corrections in both Title VI and Title VII, consistent with the content of the code updates that were adopted in Ordinance No. 2022-369; and

WHEREAS, notice of this Ordinance was published in accordance with Government Code Sections 50022.2; and that such notice was sufficient to give notice to interested persons of the purpose of the ordinance and the subject matter thereof; and

WHEREAS, the Town Council held a duly noticed public hearing on October 4, 2023, to consider adoption of the ordinance, at which time all interested parties were given the opportunity to comment.

NOW THEREFORE, THE TOWN COUNCIL OF THE TOWN OF WINDSOR DOES ORDAIN AS FOLLOWS:

SECTION 1. Copy

That a certain document, one (1) copy of which is on file with the office of the Building Division of the Town of Windsor, be and is hereby adopted as corrections to Title VII (Building and Housing) and Title VI (Fire Prevention and Protection) in the Municipal Code of the Town of Windsor, in the State of California, for regulating and governing the conditions of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits and collection of fees thereof; and each and all of the regulations, provisions, penalties, conditions, and terms of said Building and Housing Code on file in the office of the Building Official are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Chapter 1 of this ordinance.

SECTION 2. Scope and Effect

That Ordinance No. 2022-369 of the Town of Windsor remains in effect as it relates to the content of the ordinance, except that the information shall be reorganized in Title VII and Title VI of the Town of Windsor Municipal Code.

SECTION 3. CEQA

The Town Council finds that this Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines because it has no potential for resulting in physical change to the environment, directly or indirectly.

SECTION 4. Municipal Code Title VII Renumbering

CHAPTER 1 GENERAL
Article 1
PURPOSE; ADMINISTRATION

7-1-100 – PURPOSE
This chapter is enacted as a result of requirements of State law and the determination that within the Town, certain regulations for construction, maintenance, use and occupancy are required to provide the minimum standards to safeguard the life, limb and property and protect the public health, safety and general welfare and to provide regulations and control of those factors in a physical environment which exercise or may exercise a deleterious effect on his/her physical development, health and survival. The Town Council has determined that the adoption of this chapter will assure local control of the mandatory building and inspection requirements of the State of California.

7-1-101 – DEPARTMENT OF BUILDING SAFETY
There is hereby established within the Community Development Department the "Department of Building Safety" which shall be under the direction, control and supervision of the Building Official. The Town Council shall budget and appropriate such funds for the department as it may deem necessary for the operation of the department.

7-1-102 – DESIGNATION OF THE BUILDING OFFICIAL
The Building Official is hereby appointed and charged with the enforcement of and given the authority to administer all provisions of such codes and Town regulations and requirements adopted under the authority provided in Government Code Sections 38601(b) and 38660. He/she shall manage and be responsible for all code compliance work required for the proper enforcement of regulations imposed by this chapter. He/she shall perform related duties as directed by the Town Council. The Building Official shall appoint such deputies and assistants as may be authorized by the Town Council.

The Building Official or his/her duly authorized representative shall act as the Secretary of the Board of Building Appeals and, notwithstanding any provisions in any Code adopted hereby to the contrary, he/she shall not be a member thereof. Upon presentation of proper credentials and pursuant to the law, the Building Official or his/her duly authorized representative may enter buildings, structures, or premises in the Town to perform any duty imposed upon him/her by these regulations.

7-1-103 – APPEALS
Appeal may be made from any decision of the Building Official to the Board of Building Appeals by any applicant or owner of property contiguous to the property to be regulated. For purposes of determining contiguity, property lines shall be projected to the center of public streets or highways. Appeals must be filed with the Town Clerk no more than thirty (30) days after the decision from which appeal is being made has been rendered. All applicants and appellants shall be given reasonable opportunity to be heard and present evidence. Decisions of the Board of Building Appeals shall be in writing and shall be delivered to the appellant either in person or by mailing to the address stated on the appeal or application. Decisions of the Board of Building Appeals are final. Should no decision be rendered within twenty (20) days after the

filing of the appeal, the appeal is denied unless time is extended by action of the Board of Building Appeals. The Board of Building Appeals shall have no authority relative to interpretation of the administrative provisions of this Code or the administrative provisions of the technical codes nor shall the Board be empowered to waive requirements of either this Code or the technical codes.

7-1-104 – BUILDING PERMIT REQUIRED

No person, firm or corporation shall erect, construct, enlarge, alter, repair, move, improve, convert or demolish any building or structure in the Town, or cause the same to be done, without first obtaining a separate building permit for each such building or structure as required by this chapter. Permits shall be issued and fees shall be collected by the Department of Building Safety.

7-1-105 – PERMITS

Permits shall not be issued by the Department of Building Safety for work which includes any of the following, unless and until the Sonoma County Department of Environmental Health Officer has given his/her written approval:

a. The construction, alteration or modification of any on-site disposal system; any water supply system which under State law or County ordinance is required to have a permit from the Health Officer, any establishment selling or preparing any food or food products; any public or semipublic swimming pool.

b. The construction, alteration or modification of any structure which will result in the structure being connected to an on-site disposal system or water system requiring a permit from the Health Officer.

c. The alteration or modification of any existing structure which is connected to an on-site disposal system or water system requiring a permit from the health officer where the alteration or modification may impose additional burdens upon the existing system, such as, but not limited to, the addition of rooms or the modification of floor plans for potential additional occupancy. This section shall not apply to repairs, such as replacement of roofing or siding. Where the permit is for modification or alteration of an existing structure, no permit will be issued where, in the determination of the Health Officer, such modification is likely to result in exceeding the capacity of the system.

d. The construction, alteration or modification of any structure which may result in the property being improved in excess of its capacity to absorb sewage effluent. This section is intended to cover any change in the property which might adversely affect sewage disposal such as, but not limited to, the construction of a barn or swimming pool which might infringe on the leach field.

Whenever approval of the Public Health Officer is required, it shall be based upon the requirements imposed by this chapter and any other State or local law or regulation which may be applicable, including basin plans and other standards promulgated by the North Coast Regional Water Quality Control Board and the San Francisco Bay Regional Water Quality

Control Board.

7-1-106 – CLEARING AND GRADING PERMITS
Clearing and grading permits must be cleared as to zoning considerations by the Community Development Department, and drainage and flood control clearance may be required from the Public Works Department. Building permits for projects regulated by the Fire Code and Fire Safety Standards may be subject to review and approval by appropriate fire service agencies. Where road encroachment is necessary, a permit for same shall be first secured from the Department of Public Works. A water and/or sewer clearance is first required in areas serviced by special districts and the Town before building permits can be issued. A building permit authorizing grading and excavation shall not be issued until a disposal location for excavated material has been designated.

7-1-107 – EMERGENCY WORK
Notwithstanding any other provision of this chapter or the Codes adopted hereby, emergency maintenance work or repair of buildings and structures requiring a permit hereunder may be commenced before obtaining a permit without violating this chapter provided the Department of Building Safety or the Public Health Officer, in the appropriate case, is notified prior to noon of the next following business day and the permit required is obtained within twenty-four (24) hours thereafter, and provided further that no work shall be covered before it has been duly inspected and approved. Compliance with the State Subdivision Map Act, the subdivision regulations, and the zoning regulations, including compliance with conditional permits issued thereunder, and compliance with all laws, is a condition precedent to the issuance of any permit required by this chapter for work to be done on any particular parcel of real property in the Town of Windsor.

7-1-108 – DISPOSAL OF EXCAVATED MATERIAL
Within flood-prone urban areas as defined in Section 9-1-200, a building permit authorizing grading and excavation shall not be issued until a disposal location for excavated material has been designated. Acquisition of a building permit does not relieve the permittee of the responsibility for acquiring any other State and local permits required for the activity.

7-1-109 – RELOCATED BUILDINGS
A relocated building shall comply with the provisions of this chapter for new buildings to the extent that is reasonable and practical as determined by the Building Official.

7-1-1010 – INSPECTION BY PUBLIC HEALTH OFFICER
The Public Health Officer or his/her duly authorized representative shall inspect all premises subject to operating regulations pursuant to this chapter at such time or times as he/she deems necessary, and if he/she determines that a violation of the regulations imposed by this chapter has occurred or is occurring, which is endangering or may endanger the public health, he/she may serve a notice of violation upon the permittee under an operating permit in such manner as provided herein or in codes adopted hereby. A copy of the notice shall be delivered to the Department of Building Safety concurrently with service upon the permittee. Should such action be initiated by the Public Health Officer, no final disposition shall be made in the matter by the Department of Building Safety or the Board of Building Appeals unless such disposition is

approved in writing by the Public Health Officer. The Public Health Officer or his/her duly appointed representative may enter, during reasonable times, and in accordance with law, upon buildings, structures or premises in the Town to perform any duty imposed upon him/her by this chapter.

Whenever a property owner requests a certificate from the Health Officer, certifying that the premises comply with all existing laws and regulations enforced by the Health Officer in respect to sewage disposal systems and water supply, a fee shall be charged as set by resolution of the Council. No charge shall be made for a check of premises at the request of the owner thereof where no certificate is required.

7-1-1011 – REFUNDS

The Building Official may authorize the refunding of not more than eighty (80%) percent of a permit fee when no work has been done under a permit issued in accordance with this Code.

7-1-1012 – VALUATION AND FEES

Notwithstanding the fees set forth in the codes adopted by this chapter, the Town Council shall by resolution set all fees to be collected. All building valuation shall be determined by the Building Official based upon the Building valuation data published periodically by the International Code Council.

Where the value of the proposed work is not listed in the International Code Council publication, the valuation will be based upon the equivalent contract valuation or the cost of the inspection services, whichever is greater.

7-1-1013 – CONFLICTING REGULATIONS

The regulations and provisions contained in this chapter shall prevail over any inconsistent provision contained in primary or secondary codes adopted hereby; provided, that in the case of inconsistent regulations, regulation shall prevail which is more stringent than the regulations established by the State of California.

7-1-1014 – PENALTIES

a. The Building Official and the Official's authorized agents and/or employees are authorized to issue citations for violation of any regulatory provision of this chapter.

b. Any person, firm or corporation or agency, or employee of any person, firm or corporation or agency who violates or knowingly permits violation of any regulatory provision of this chapter shall be guilty of a public offense subject to administrative enforcement as defined in Section 1-1-250. Each person, firm or corporation or agency or employee thereof shall be guilty of a separate offense for each day, or any portion thereof, during which any violation of this chapter is committed, continued, or permitted and shall be punished accordingly.

c. Every violation of any regulatory provision of this chapter is declared to be a public nuisance and the Building Official shall take such action as he/she may deem necessary to abate the same.

7-1-1015 – DEFINITIONS
Whenever any of the following names or terms are used herein or in any of the Codes adopted by reference by this chapter, unless the context directs otherwise, such names or terms so used shall have the meaning ascribed thereto by this section as follows:

BUILDING OFFICIAL, CHIEF BUILDING OFFICIAL, CODE ENFORCEMENT ADMINISTRATOR, FIRE CODE OFFICIAL, ADMINISTRATIVE AUTHORITY, AND SIMILAR REFERENCES TO A CHIEF ADMINISTRATIVE POSITION shall mean the Building Official of the Town of Windsor and is the designated authority authorized and directed to enforce the provisions of this code. The Building Official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code.

BUILDING DIVISION shall mean the Department of Building Safety of the Town of Windsor.

CITY shall mean the Town of Windsor.

CITY CLERK shall mean Town Clerk and Ex Officio Clerk of the Town Council.

CITY COUNCIL or **MAYOR** shall mean the Town Council or Mayor of the Town of Windsor.

BOARD OF APPEALS shall mean the Town Council.

7-1-1016 – EXAMINATION OF CODES
One (1) copy of the Codes adopted by reference in this chapter has heretofore been filed with the Building Official and shall be maintained for use and examination by the Department of Building Safety.

7-1-1017 – FEES
Any applicant for any permit, approval or other action pursuant to this Chapter shall pay to the Town such fees as established and/or revised from time to time by the Town Council. Miscellaneous services for which fees have not been established by the Town Council may be set by the Building Official.

7-1-1018 – CONSTRUCTION HOURS
Construction, alteration or repair activities which are authorized by a valid Town permit may be conducted between the hours of 7:00 A.M. and 7:00 P.M. Monday through Friday and between the hours of 8:00 A.M. and 7:00 P.M. on Saturday. No construction, alteration or repair activities shall be permitted on Sunday unless expressly authorized by the Building Official; but in no event shall such construction activity be permitted on Sunday before 9:00 A.M. or after 5:00 P.M.

CHAPTER 2

CALIFORNIA CODE OF REGULATIONS

Article 1 ADOPTION OF THE 2022 CALIFORNIA CODE OF REGULATIONS - TITLE 24

7-2-100 – CODES ADOPTED BY REFERENCE; MODIFICATIONS

Pursuant to Section 50022.2 of the Government Code the following codes are adopted in this Article, as defined and modified herein.

7-2-101 – ADOPTION BY REFERENCE

Except as otherwise amended by this Title, there is hereby adopted by reference by the Town of Windsor those certain model codes as adopted and amended by the State of California and defined in the Health and Safety Code and contained in Title 24, 2022 CALIFORNIA CODE OF REGULATIONS parts 1, 2, 2.5, 3, 4, 5, 6, 8, 9, 10, 11, and 12, including tables and appendices, the 2022 CALIFORNIA ADMINISTRATIVE CODE, Part 1, the 2022 CALIFORNIA BUILDING CODE, Part 2, Volumes 1 & 2, based on the 2021 International Building Code, the 2022 CALIFORNIA RESIDENTIAL CODE Part 2.5, based on the 2021 International Residential Code, the 2022 CALIFORNIA ELECTRICAL CODE, Part 3, based on the 2020 National Electrical Code, the 2022 CALIFORNIA MECHANICAL CODE, Part 4, based on the 2021 Uniform Mechanical Code, the 2022 CALIFORNIA PLUMBING CODE, Part 5, based on the 2021 Uniform Plumbing Code, the 2022 CALIFORNIA ENERGY CODE, Part 6, the 2022 CALIFORNIA HISTORICAL BUILDING CODE, Part 8, the 2022 CALIFORNIA FIRE CODE, Part 9, based on the 2021 International Fire Code, the 2022 CALIFORNIA EXISTING BUILDING CODE, Part 10, the 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, Part 11, and the 2022 CALIFORNIA REFERENCED STANDARDS CODE, Part 12, 2021 INTERNATIONAL PROPERTY MANTENENCE CODE.

Article 2
2019 CALIFORNIA ADMINISTRATIVE CODE –TITLE 24, PART 1

7-2-200 – CITATION OF SECTIONS

This article shall be known as the "CALIFORNIA ADMINISTRATIVE CODE," and may be cited as such. For purposes of citation, the CALIFORNIA ADMINISTRATIVE CODE, Part 1, 2022 Edition, including tables and appendices as amended by the State of California and adopted by reference and amended by the Town of Windsor, are renumbered by adding "7-2-200" et seq." before each section.

Article 3
2019 CALIFORNIA BUILDING CODE –TITLE 24, PART 2

7-2-300 – CITATION OF SECTIONS

This article shall be known as the "CALIFORNIA BUILDING CODE," and may be cited as such. For purposes of citation, the CALIFORNIA BUILDING CODE, Part 2, volume 1 & 2, 2022 Edition, including tables and appendices as amended by the State of California and adopted by reference and amended by the Town of Windsor, are renumbered by adding "7-2-300" et seq. before each section.

7-2-301 – SECTION [A] 101.1
[A] 101.1 of the California Building Code is amended to read as follows:

These regulations shall be known as the California Building Code of the Town of Windsor, hereinafter referred to as "this code."

7-2-302 – SECTION 202
Section 202 of the California Building Code is amended by the adding the following definition:

ABANDONED. Work shall be considered abandoned if an inspection has not been recorded and approved within one calendar year from the last approved progress inspection.

[F] NUISANCE ALARM. An unwarranted alarm caused by mechanical failure, malfunction, improper installation or lack of proper maintenance, system servicing testing, construction activities, ordinary household activities, false alarm, other cause when no such danger exists, or an alarm activated by a cause that cannot be determined.

[BG] SUBSTANTIAL IMPROVEMENT. Any repair, reconstruction, rehabilitation, alteration, addition or other improvement of a building or structure that meet any of the following:

1. An existing building or structure not classified as Group R-3 occupancy, which undergoes any addition of floor area that is equal to or exceeds 10 percent of the existing gross floor area.
2. An existing Group R-3 building or structure, which undergoes any addition of floor area that is equal to or exceeds 50 percent of the existing gross floor area.
3. An existing building or structure, which undergoes any alteration of floor area that is equal to or exceeds 50 percent of the existing gross floor area.
4. A building or structure, which undergoes any combination of repair, reconstruction, rehabilitation, alteration, addition or other improvement that is equal to or exceeds 50 percent of the existing gross floor area.
5. If in the determination of the building official the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed.
6. The cost of which equals to or exceeds 50 percent of the market value of the structure before the improvement or repair is started.

6.1. Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.

6.2. Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

WILDLAND-URBAN INTERFACE FIRE AREA (WUI). [SFM] (See California Fire Code Section 4902 and Chapter 7A, Section 702A of this code for defined term).

7-2-303 – SECTION 306.2
Section 306.2 of the California Building Code, Moderate-hazard factory industrial, Group F-1 is amended by adding the following to the list:

Agricultural crop production including cultivation, drying, processing and/or storage.

7-2-304 - SECTION 502.1
Section 502.1 of the California Building Code is amended to read as follows:

502.1 Address identification. New and existing buildings shall be provided with approved illuminated or other approved means of address identification. 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 numerals or alphabetic letters. Numbers shall not be spelled out. Character size and stroke shall be in accordance with Section 505.1.1 through 505.1.2. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response in accordance with this code and Section 505.1.3. Where access is by means of a private road and the building cannot be viewed from the public way or when determined by the fire code official, a monument, pole, or other approved illuminated sign or other approved means shall be used to identify the structure. Address identification shall be maintained.

7-2-305 – SECTION 501.1.1
Section 501.1.1 of the California Building Code is amended by adding the following:

One- and two- family dwellings. Each address identification character shall be not less than four (4) inches high with a minimum stroke width of one-half (0.5) inch.

7-2-306 – SECTION 501.1.2
Section 501.1.2 of the California Building Code is amended by adding the following:

Other than one and two-family dwellings. Each address identification character shall be not less than twelve (12) inches high with a minimum stroke width of one (1) inch. Suite and unit directional numbers shall be not less than six (6) inches high with a minimum stroke width of three-quarter (0.75) inch. Numbers shall be not less than four (4) inches high with a minimum stroke width of one-half (0.5) inch.

7-2-307 – SECTION 501.1.3
Section 501.1.3 of the California Building Code is amended by adding the following:

Complex directory. Where two or more buildings cannot be viewed from the public way or when determined by the fire code official, an approved illuminated complex directory, monument, pole, or other approved sign or means shall be used to identify the structures at the main entrances to the property.

7-2-308 – SECTION 701A.1
701A.1 of the California Building Code is amended to read as follows:

701A.1 Scope. This chapter applies to building materials, systems and/or assemblies used in the exterior design, construction, alteration, movement, repair, maintenance and use of any building, structure or premises located within a Wildland-Urban Interface Fire Area as defined in Section 702A.

Buildings or conditions in existence at the time of the adoption of this code are allowed to have their use or occupancy continued, if such condition, use or occupancy was legal at the time of the adoption of this code, provided that such continued use does not constitute a distinct danger to life or property.

Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new buildings or structures.

7-2-309 Reserved.

7-2-310 – SECTION 701A.3
Section 701A.3 of the California Building Code is amended to read as follows:

701A.3 Application. Buildings located in the Town of Windsor, any Fire Severity Zone or any Wildland-Urban Interface Zone designated by the enforcing agency constructed, altered, moved, repaired or maintained after the application date shall comply with the provisions of this chapter.

Exceptions:

1. Buildings of an accessory character classified as a Group U occupancy and not exceeding 120 square feet in floor area, when located at least 30 feet from an applicable building.
2. Buildings of an accessory character classified as Group U occupancy not exceeding 1,000 square feet located at least 50 feet from applicable buildings.
3. Buildings classified as a Group U Agricultural Building, as defined in Section 202 of this code (see also Appendix C – Group U Agricultural Buildings), when located at least 50 feet from applicable buildings.
4. Group C, special buildings conforming to the limitations specified in Section 450.4.1.
5. Buildings not located in the Fire Severity Zone or Wildland-Urban Interface are not required to comply with Section 708A of this chapter.

For the purposes of this section and Section 710A, applicable buildings include all buildings that have residential, commercial, educational, institutional, or similar occupancy type use.

7-2-311 – SECTION 701A.3.1
Section 701A.3.1 of the California Building Code is amended to read as follows:

701A.3.1 Application date and where required. Buildings for which an application for a building permit is submitted on or after July 1, 2008 located in any Fire Severity Zone or Wildland-Urban Interface Fire Area shall comply with all sections of this chapter, including all of the following:

1. All unincorporated lands designated by the State Board of Forestry and Fire Protection as State Responsibility Area (SRA) including:
   1.1. Moderate Fire Hazard Severity Zones.
   1.2. High Fire Severity Zones.
   1.3. Very-high Fire Severity Zones.
   1.4. Wildland-Urban Interface Areas
2. Land designated as Very-high Fire Hazard Severity Zone by cities and other local agencies.
3. Land designated as Wildland-Urban Interface Fire Areas by cities and other local agencies.

7-2-312 – SECTION 701A.3.2
Section 701A.3.2 of the California Building Code is amended to read as follows:

701A.3.2 Application to accessory buildings and miscellaneous structures. Accessory buildings and miscellaneous structures specified in Section 710A shall comply only with the requirements of that section.

7-2-313 – SECTION 701A.3.3
Section 701A.3.3 of the California Building Code is added to read as follows:

701A.3.3 Retroactivity. The provisions of the chapter shall apply to conditions arising after the adoption thereof, conditions not legally in existence at the adoption of this code and conditions that, in the opinion of the building and/or fire code official, constitute a distinct hazard to life or property.

Exception: Provisions of this chapter that specifically apply to existing conditions are retroactive.

7-2-314 – SECTION 701A.3.4
Section 701A.3.4 of the California Building Code is added to read as follows:

701A.3.4 Additions or alterations. Additions or alterations shall be permitted to be made to any building or structure without requiring the existing building or structure to comply with all the requirements of this chapter, provided that the addition or alteration conforms to that required for a new building or structure.

Exception: Provisions of this code that specifically apply to existing conditions are retroactive.

Additions or alterations shall not be made to an existing building that will cause the existing building or structure to be in violation of any provisions of this chapter nor shall such addition or alteration cause an existing building or structure to become unsafe. An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or structure to become structurally unsafe or overloaded; will not provide adequate access in compliance with the provisions of this chapter or will obstruct existing exits or access; will create a fire hazard; will reduce required fire resistance or will otherwise create conditions dangerous to human life.

7-2-315 – SECTION 701A.3.5
Section 701A.3.5 of the California Building Code is added to read as follows:

701A.3.5 Substantial improvements. Existing buildings within Wildland-Urban Interface Areas that undergo a substantial improvement shall be required to comply this chapter.

7-2-316 – SECTION 701A.5
Section 701A.5 of the California Building Code is amended to read as follows:

701A.5 Vegetation management compliance. Prior to building permit final approval, the property shall be in compliance with vegetation management requirements prescribed in California Fire Code Section 4906, including California Resource Public Resources Code 4291 or California Government Code Section 51182. Acceptable methods of compliance inspection and documentation shall be determined by the enforcing agency and shall be permitted to include any of the following:

1. Local, state or federal fire authority or designee authorized to enforce vegetation management requirements.
2. Enforcing agency.
3. Third party inspection and certification authorized to enforce vegetation management requirements.
4. Property owner certification authorized by the enforcing agency.

7-2-317 – SECTION 702A
Section 702A of the California Building Code is amends the following definition:

> **WILDLAND-URBAN INTERFACE FIRE AREA.** A geographical area identified by the Town of Windsor as a Moderate Fire 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, or as designated by Fire Severity Risk Zone Maps provided by the Office of the California State Fire Marshall.

7-2-318 – SECTION 705A.2.1
Section 705A.2.1 of the California Building Code is added to read as follows:

> **705A.2.1 Prohibited materials. Fire-retardant-treated wood shingles and shakes are prohibited in Wildland-Urban Interface Areas**

7-2-319 SECTION 707A.3.3
Section 707A.3.3 of the California Building Code is added to read as follows:

> **707A.3.3 Prohibited materials.** Fire-retardant-treated wood shingles and shakes are prohibited in Wildland-Urban Interface Areas.

7-2-320 – SECTION 710A.3
Section 710A.3 of the California Building Code is amended to read as follows:

> **710A.3 Where required.** No requirements shall apply to accessory buildings or miscellaneous structures when not exceeding 1,000 square feet located at least 50 feet from applicable buildings. Applicable accessory buildings and attached miscellaneous structures or detached miscellaneous structures that are installed at a distance of less than 3 feet from an applicable building, shall comply with this section. When required by the enforcing agency, detached miscellaneous structures that are installed at a distance of more than 3 feet but less than 50 feet from an applicable building shall comply with the requirements of this section.

7-2-321 – SECTION 903.2
Section 903.2 of the California Building Code is amended to read as follows:

> **903.2 Where required.** Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.20. Approved automatic sprinkler systems in existing buildings and structures shall be provided in locations described in Section 903.6.
>
> **Exceptions:**
>
> 1. Agricultural buildings as approved by the fire code official.
> 2. Detached accessory structures to Group R-3 not classified as a dwelling unit and not exceeding 1,000 square feet in gross floor area located at

least 50 feet from applicable building.

3. Detached non-combustible motor vehicle fuel dispensing canopies.
4. Detached Group U Occupancies not greater than 1,000 square feet.
5. Special occupancy aircraft hangar shade structures as approved by the fire code official, unless required in NFPA 409.

7-2-322 – SECTION 903.2.1
Section 903.2.1 of the California Building Code is amended to read as follows:

> **903.2.1 Group A.** An automatic sprinkler system shall be provided throughout buildings containing a Group A occupancy.

7-2-323 – SECTIONS 903.2.1.1 through 903.2.1.5
Section 903.2.1.1 through 903.2.1.5 of the California Building Code are deleted, and subsection 903.2.1.5.1 is retained.

7-2-324 – SECTION 903.2.1.6
Section 903.2.1.6 of the California Building Code is amended to read as follows:

> **903.2.1.6 Assembly occupancies on roofs.** Where an occupied roof has an assembly occupancy an automatic sprinkler system shall be provided throughout the building in accordance with Section 903.3.1.1 or 903.3.1.2.

7-2-325 – SECTION 903.2.1.7
Section 903.2.1.7 of the California Building Code is deleted.

7-2-326 – SECTION 903.2.2
Section 903.2.2 of the California Building Code is amended to read as follows:

> **903.2.2 Ambulatory care facilities.** An automatic sprinkler system shall be provided throughout buildings containing an ambulatory care facility.

7-2-327 – SECTION 903.2.3
Section 903.2.3 of the California Building Code is amended to read as follows:

> **903.2.3 Group E.** An automatic sprinkler system shall be provided throughout buildings containing Group E occupancies. For public school state-funded construction projects or for public school campuses, Kindergarten through 12th grade, see Section 903.2.19 through 903.2.20.

7-2-328 – SECTION 903.2.4
Section 903.2.4 of the California Building Code is amended to read as follows:

> **903.2.4 Group F.** An automatic sprinkler system shall be provided throughout buildings containing a Group F occupancy.

7-2-329 – SECTION 903.2.4.1
Section 903.2.4.1 of the California Building Code is deleted.

7-2-330 – SECTION 903.2.5.1
Section 903.2.5.1 of the California Building Code is amended to read as follows:

> **903.2.5.1 Group H.** An automatic sprinkler system shall be installed throughout buildings containing Group H occupancies.

7-2-331 – SECTION 903.2.6.1
Section 903.2.6.1 of the California Building Code is deleted.

7-2-332 – SECTION 903.2.6.2
Section 903.2.6.2 of the California Building Code is amended to read as follows:

> **903.2.6.2 Group I-3.** Every building where inmates or persons are in custody or restrained shall be protected throughout by an automatic sprinkler system conforming to NFPA 13. The main sprinkler control valve or valves and all other control valves in the system shall be locked in the open position and electronically supervised so that at least an audible and visual alarm will sound at a constantly attended location when valves are closed. The sprinkler branch piping serving cells may be embedded in the concrete construction.

7-2-333 – SECTION 903.2.7
Section 903.2.7 of the California Building Code is amended to read as follows:

> **903.2.7 Group M.** An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where the gross floor area exceeds 500 square feet.

7-2-334 – SECTION 903.2.8.1
Section 903.2.8.1 of the California Building Code is amended to read as follows:

> **903.2.8.1 Group R-3.** An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in Group R-3 occupancies and shall be provided throughout all one- and two-family dwellings regardless of square footage in accordance with the California Residential Code or NFPA 13D. An automatic sprinkler system shall be installed in all mobile homes, manufactured homes and multi-family manufactured homes with two or more dwelling units in accordance with Title 25 of the California Code of Regulations.

7-2-335 – SECTION 903.2.9
Section 903.2.9 of the California Building Code is amended to read as follows:

903.2.9 Group S. An automatic sprinkler system shall be provided throughout buildings containing a Group S occupancy.

7-2-336 – SECTION 903.2.9.2
Section 903.2.9.2 of the California Building Code is deleted.

7-2-337 – SECTION 903.2.10
Section 903.2.10 of the California Building Code is amended to read as follows:

903.2.10 Group B. An automatic sprinkler system shall be provided throughout buildings containing a Group B occupancy where the gross floor area exceeds 500 square feet.

7-2-338 – SECTION 903.2.10.1
Section 903.2.10.1 of the California Building Code is deleted.

7-2-339 – SECTION 903.2.11
Section 903.2.11 of the California Building Code is amended to read as follows:

903.2.10.1 Specific buildings areas and hazards. In all occupancies other than detached Group U occupancies not greater than 1,000 square feet, an automatic sprinkler system shall be installed for building design or hazard in the locations set forth in Sections through 903.2.11.8.

7-2-340 – SECTION 903.2.11.3
Section 903.2.11.3, exceptions #1 and #2 of the California Building Code are deleted.

7-2-341 – SECTION 903.2.11.7
Section 903.2.11.7 of the California Building Code is added to read as follows:

903.2.11.7 High-piled storage. An automatic sprinkler system shall be provided throughout buildings containing high-pile combustible storage.

7-2-342 – SECTION 903.2.11.8
Section 903.2.11.8 of the California Building Code is added to read as follows:

903.2.11.8 Undetermined use design. Automatic sprinkler systems installed in buildings or structures of undetermined use shall be designed and installed to have a minimum density of .33 gallons per minute per square foot over a minimum design area of 3,000 square feet.

7-2-343 – SECTION 903.2.18
Section 903.2.18 of the California Building Code is amended to read as follows, with the exception being deleted:

903.2.18 Group U private garages and carports accessory to Group 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 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/ft^2 over the most hydraulically demanding area of the structure, but not to exceed two sprinklers for hydraulic calculations purposes. Garage doors shall not be considered obstructions with respect to sprinkler placement.

7-2-344 – SECTION 903.3.9
Section 903.3.9 of the California Building Code is amended to read as follows:

903.3.9 Floor control valve. Floor control valve and waterflow detection assemblies shall be installed at each floor where any of the following occur:

1. Buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department access.
2. Buildings that are three or more stories in height.
3. Buildings that are two or more stories below the highest level of fire department access.

Exception: Group R-3 and R-3.1 occupancies floor control valves and waterflow detection assemblies shall not be required.

7-2-345 – SECTION 903.4.2
Section 903.4.2 of the California Building Code is amended to read as follows:

903.4.2 Alarms. One exterior approved audible and visual device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

7-2-346 – SECTION 903.6
Section 903.6 of the California Building Code is amended to read as follows:

903.6 Where required in existing buildings and structures. An automatic sprinkler system shall be provided throughout existing buildings and structures where required in Chapter 11 or that undergo a substantial improvement.

Exception: Alterations made solely for the purpose of providing barrier removal pursuant to the requirements of the American Disabilities Act (ADA) as contained

in exception #4 of Section CBC 11B-202.4.

7-2-347 – SECTION 905.3.1
Section 905.3.1 of the California Building Code is amended to read as follows:

905.3.1 Height. In other than Group R-3 and R-3.1 occupancies, Class III standpipe systems shall be installed throughout at each floor where any of the following occur:

1. Buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department vehicle access.
2. Buildings that are three or more stories in height.
3. Buildings where the floor level of the lowest story is located more than 30 feet below the highest level of fire department access.
4. Buildings that are two or more stories below the highest level of fire department vehicle access.

Exception:

1. Class I standpipes are allowed in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.
2. Class I manual standpipes are allowed in open parking garages where the highest floor is located not more than 150 feet above the lowest level of fire department vehicle access.
3. Class I manual dry standpipes are allowed in open parking garages that are subject to freezing temperatures, provided that the hose connections are located as required

   for Class II standpipes in accordance with Section 905.5.
4. Class I standpipes are allowed in basements equipped throughout with an automatic sprinkler system.
5. In determining the lowest level of fire department vehicle access, it shall not be required to consider either of the following:

   5.1. Recessed loading docks for four vehicles or less.

   5.2. Conditions where topography makes access from the fire department vehicle to the building impractical or impossible.
6. When determined by the fire code official a standpipe system is not warranted in three-story buildings.

7-2-348 – SECTION 905.9
Exception #2 of Section 905.9 of the California Building Code is deleted.

7-2-349 – SECTION 907.6.6
Section 907.6.6 of the California Building Code is amended to read as follows:

907.6.6 Monitoring. New and upgraded fire alarm systems required by this chapter or by the California Building Code shall be monitored by an approved Central Station in accordance with NFPA 72 and this section.

Exception: Monitoring by central station is not required for:

1. Single- and multiple-station smoke alarms required by Section 907.2.11.
2. Group I-3 occupancies shall be monitored in accordance with Section 907.2.6.3.
3. Automatic sprinkler systems in one- and two-family dwellings.

7-2-350 – SECTION 912.2
Section 912.2 of the California Building Code is amended to read as follows:

912.2 Location. With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of the fire department connections shall be within 100 feet of a fire hydrant or as approved by the fire code official.

7-2-351 – SECTION 1505.1
Section 1505.1 of the California Building Code is amended to read as follows:

1505.1 General. Roof assemblies shall be minimum Class A roof assemblies. Class A roof assemblies and roof coverings required to be listed by this section shall be tested in accordance with ASTM E108 or UL 790. In addition, fire-retardant-treated wood roof coverings shall be tested in accordance with ASTM D2898.

Exception: Skylights and sloped glazing that comply with Chapter 24 or Section 2610.

Table 1505.1 is deleted.

7-2-352 – SECTION 1505.1.1
Section 1505.1.1 of the California Building Code is amended to read as follows:

1505.1.1 Roof coverings within very-high fire hazard severity zones, state responsibility areas and all other areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure and any roof covering applied in the alteration, repair or replacement of the roof of every

existing structure, shall be fire- retardant covering that is at least Class A.

7-2-353 – SECTIONS 1505.1.2 through 1505.1.3
Sections 1505.1.2 through 1505.1.3 of the California Building Code are deleted.

7-2-354– SECTION 1505.3
Section 1505.3 of the California Building Code is deleted.

7-2-355 – SECTION 1505.5
Section 1505.5 of the California Building Code is deleted.

7-2-356 – SECTION 1505.6
Section 1505.6 of the California Building Code is amended to add the following exception:

> **Exception:** Fire-retardant-treated wood shingles and shakes are prohibited in wildland-urban interface areas.

7-2-357 – SECTION 1505.7
Table 1505.7 of the California Building Code is amended to add the following exception:

> **Exception:** Fire-retardant-treated wood shingles and shakes are prohibited in wildland- urban interface areas.

Article 4
CALIFORNIA RESIDENTIAL CODE –TITLE 24, PART 2.5

7-2-400 – CITATION OF SECTIONS
This article shall be known as the "CALIFORNIA RESIDENTIAL CODE," and may be cited as such. For purposes of citation, the CALIFORNIA RESIDENTIAL CODE, Part 2.5, 2022 Edition, including tables and appendices thereto; amended by the State of California and adopted by reference and amended by the Town of Windsor, are renumbered by adding "7-2-400" et seq. before each section.

7-2-401 – SECTION R202
Section R202 of the California Residential Code is amended to add the following:

> **[BG] SUBSTANTIAL IMPROVEMENT.** Any repair, reconstruction, rehabilitation, alteration, addition or other improvement of a building or structure that meet any of the following:
>
> 1. An existing building or structure not classified as Group R-3 occupancy, which undergoes any addition of floor area that is equal to or exceeds 10 percent of the existing gross floor area.
> 2. An existing Group R-3 building or structure, which undergoes any

addition of floor area that is equal to or exceeds 50 percent of the existing gross floor area.

3. An existing building or structure, which undergoes any alteration of floor area that is equal to or exceeds 50 percent of the existing gross floor area.
4. A building or structure, which undergoes any combination of repair, reconstruction, rehabilitation, alteration, addition or other improvement that is equal to or exceeds 50 percent of the existing gross floor area.
5. If in the determination of the building official the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed.
6. The cost of which equals to or exceeds 50 percent of the market value of the structure before the improvement or repair is started.

   6.1. Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.

   6.2. Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

WILDLAND-URBAN INTERFACE FIRE AREA (WUI). [SFM] (See California Fire Code Section 4902 and Chapter 3, Section R337.2A of this code for defined term.)

7-2-402 – SECTION R309.6
The exception of Section R309.6 of the California Residential Code is deleted.

7-2-403 – SECTION R313.1.1
Section R313.1.1 of the California Residential Code is amended to read as follows:

R313.1.1 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses and multi-family manufactured homes with two or more dwelling units in accordance with Title 25 of the California Code of Regulations.

Exceptions:

1. Detached accessory structures to Group R-3 not classified as a dwelling unit and not exceeding 1,000 square feet in gross floor area located at least 50 feet from applicable building.
2. Detached Group U Occupancies not greater than 1,000 square feet.

7-2-404 – SECTION R313.1
Section R313.1 of the California Residential Code is amended to add the following subsection as follows:

R313.1.2 Substantial improvement. An automatic fire sprinkler system shall be provided throughout all townhouses that undergo a substantial improvement.

7-2-405 – SECTION R313.2
Section R313.2 of the California Residential Code is amended to read as follows:

R313.2 One- and two-family dwellings automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses. Group R-3 occupancies permitted under this code shall be provided throughout regardless of square footage with an automatic sprinkler system inclusive of all mobile homes, manufactured homes and multi- family manufactured homes with two or more dwelling units in accordance with Title 25 of the California Code of Regulations.

Exceptions:

1. Accessory Dwelling Unit, provided that all of the following are met:
   - 1.1. The unit meets the definition of an Accessory Dwelling Unit as defined in the Government Code Section 65852.2.
   - 1.2. The existing primary residence does not have automatic fire sprinklers.
   - 1.3. The accessory detached dwelling unit does not exceed 1,200 square feet in size.
   - 1.4. The unit is on the same lot as the primary residence.
   - 1.5. The accessory dwelling unit is not attached to garages or has habitable space above carports.
   - 1.6. The accessory dwelling unit meets the requirements of California Fire Code, Sections 503.1.1 and 507.5.1.
2. Detached accessory structures to Group R-3 not classified as a dwelling unit and not exceeding 1,000 square feet in gross floor area located at least 50 feet from applicable building.
3. Detached Group U Occupancies not greater than 1,000 square feet.

7-2-406 – SECTION R313.2.1
Section R313.2.1 of the of the California Residential Code is amended to read as follows:

R313.2.1 Substantial improvement. An automatic fire sprinkler system shall be

provided throughout all one- and two-family dwellings that undergo a substantial improvement.

7-2-407 – SECTION R337.1.1
Section R337.1.1 of the California Residential Code is amended to read as follows:

R337.1.1 Scope. This chapter applies to building materials, systems and/or assemblies used in the exterior design, construction, alteration, movement, repair, maintenance and use of any building, structure or premises located within The Town or a Wildland-Urban Interface Fire Area as defined in Sections R337.2A.

Buildings or conditions in existence at the time of the adoption of this code are allowed to have their use or occupancy continued, if such condition, use or occupancy was legal at the time of the adoption of this code, provided that such continued use does not constitute a distinct danger to life or property.

Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new buildings or structures.

7-2-408 – SECTION R337.1.3
Section R337.1.3 of the California Residential Code is amended to read as follows:

R337.1.3 Application. Buildings located in any Fire Severity Zone, The Town or any Wildland-Urban Interface Zone designated by the enforcing agency constructed, altered, moved, repaired or maintained after the application date shall comply with the provisions of this chapter.

Exceptions:

1. Buildings of an accessory character classified as a Group U occupancy and not exceeding 120 square feet in floor area, when located at least 30 feet from an applicable building.
2. Buildings of an accessory character classified as Group U occupancy not exceeding 1,000 square feet located at least 50 feet from applicable buildings.
3. Buildings classified as a Group U Agricultural Building, as defined in Section 202 of this code (see also Appendix C – Group U Agricultural Buildings), when located at least 50 feet from applicable buildings.
4. Group C, special buildings conforming to the limitations specified in Section 450.4.1.

For the purposes of this section and Section R337.10, applicable buildings include all buildings that have residential, commercial, educational, institutional, or similar occupancy type use.

7-2-409 – SECTION R337.1.3.1
Section R337.1.3.1 of the California Residential Code is amended to read as follows, with the exceptions deleted:

> **R337.1.3.1 Application date and where required.** Buildings for which an application for a building permit is submitted on or after July 1, 2008 located in any Fire Severity Zone or Wildland-Urban Interface Fire Area shall comply with all sections of this chapter, including all of the following:
>
> 1. All unincorporated lands designated by the State Board of Forestry and Fire Protection as State Responsibility Area (SRA) including:
>   1.1. Moderate Fire Hazard Severity Zones.
>   1.2. High Fire Severity Zones.
>   1.3. Very-high Fire Severity Zones.
>   1.4. Wildland-Urban Interface Areas
> 2. Land designated as Very-high Fire Hazard Severity Zone by cities and other local agencies.
> 3. Land designated as Wildland-Urban Interface Fire Areas by cities and other local agencies.

7-2-410 – SECTION R337.1.3.2
Section R337.1.3.2 of the California Residential Code is added to read as follows:

> **R337.1.3.2 Retroactivity.** The provisions of the chapter shall apply to conditions arising after the adoption thereof, conditions not legally in existence at the adoption of this code and conditions that, in the opinion of the building and/or fire code official, constitute a distinct hazard to life or property.
>
> **Exception:** Provisions of this chapter that specifically apply to existing conditions are retroactive.

7-2-411 – SECTION R337.1.3.3
Section R337.1.3.3 of the California Residential Code is added to read as follows:

> **R337.1.3.3 Additions or alterations.** Additions or alterations shall be permitted to be made to any building or structure without requiring the existing building or structure to comply with all the requirements of this chapter, provided that the addition or alteration conforms to that required for a new building or structure.
>
> **Exception:** Provisions of this code that specifically apply to existing conditions are retroactive. Additions or alterations shall not be made to an existing building that will cause the existing building or structure to be in violation of any provisions of

this chapter nor shall such addition or alteration cause an existing building or structure to become unsafe. An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or structure to become structurally unsafe or overloaded; will not provide adequate access in compliance with the provisions of this chapter or will obstruct existing exits or access; will create a fire hazard; will reduce required fire resistance or will otherwise create conditions dangerous to human life.

7-2-412 – SECTION R337.1.3.4
Section R337.1.3.4 of the California Residential Code is added to read as follows:

R337.1.3.4 Substantial improvements. Existing buildings within Wildland-Urban Interface Areas that undergo a substantial improvement shall be required to comply this chapter.

7-2-413 – SECTION R337.1.3.5
Section R337.1.3.5 of the California Residential Code is added to read as follows:

R337.1.3.5 Maintenance. Buildings, structures, landscapes material vegetation, defensible space or other devices or safeguards required by this chapter shall be maintained in conformance with the code edition under which installed. The owner or the owner's authorized agent shall be responsible for the maintenance of buildings, structures, landscape material and vegetation.

7-2-414 – SECTION R337.1.5
Section R337.1.5 of the California Residential Code is amended to read as follows:

R337.1.5 Vegetation management compliance. Prior to building permit final approval, the property shall be in compliance with vegetation management requirements prescribed in California Fire Code Section 4906, including California Resource Public Resources Code 4291, or California Government Code Section 51182. Acceptable methods of compliance inspection and documentation shall be determined by the enforcing agency and shall be permitted to include any of the following:

1. Local, state or federal fire authority or designee authorized to enforce vegetation management requirements.
2. Enforcing agency.
3. Third party inspection and certification authorized to enforce vegetation management requirements.
4. Property owner certification authorized by the enforcing agency.

7-2-415 – SECTION R337.1.6
Section R337.1.6 of the California Residential Code is amended to read as follows:

R337.1.6 Application to accessory buildings and miscellaneous structures. Accessory buildings and miscellaneous structures specified in Section 710A shall comply only with the requirements of that section.

7-2-416 – SECTION R337.2A
Section 337.2A of the California Residential Code amends the following definition:

WILDLAND-URBAN INTERFACE FIRE AREA. A geographical area identified by the Town of Windsor as a "Fire Hazard Severity Zone" in accordance with the Public Resources Code, Sections 4201 through 4204, and Government Code, Sections 51175 through 51189. The Town of Windsor shall be designated as a "Moderate Fire Hazard Severity Zone or as designated by the Office of the California State Fire Marshall.

7-2-417 – SECTION R337.5.2.1
Section R337.5.2.1 of the California Residential Code is added to read as follows:

R337.5.2.1 Prohibited materials. Fire-retardant-treated wood shingles and shakes are prohibited in Wildland-Urban Interface Areas.

7-2-418 – SECTION R337.7.3.3
Section R337.7.3.3 of the California Residential Code is added to read as follows:

R337.7.3.3 Prohibited materials. Fire-retardant-treated wood shingles and shakes are prohibited in Wildland-Urban Interface Areas.

7-2-419 – SECTION R337.10.3
Section R337.10.3 of the California Residential Code is amended to read as follows:

R337.10.3 Where required. No requirements shall apply to accessory buildings or miscellaneous structures when not exceeding 1,000 square feet located at least 50 feet from applicable buildings. Applicable accessory buildings and attached miscellaneous structures or detached miscellaneous structures that are installed at a distance of less than 3 feet from an applicable building, shall comply with this section. When required by the enforcing agency, detached miscellaneous structures that are installed at a distance of more than 3 feet but less than 50 feet from an applicable building shall comply with the requirements of this section.

7-2-420 – SECTION R902.1
Section R902.1 of the California Residential Code is amended to read as follows:

R902.1 Roof covering materials. Roofs shall be covered with materials as set forth in Section R904 and R905. A minimum Class A roofing shall be installed in all areas. Class A roofing required by this section to be listed shall be tested in accordance with UL 790 or ASTM E108.

Exceptions:

1. Class A roof assemblies include those with coverings of brick, masonry and exposed concrete deck.
2. Class A roof assemblies include ferrous or copper shingles or sheets, metal sheets and shingles, clay or concrete roof tile, or slate installed on noncombustible decks.
3. Class A roof assemblies include minimum 16 ounces per square foot copper sheets installed over combustible decks.
4. Class A roof assemblies include slate installed over underlayment over combustible decks.

7-2-421 – SECTION R902.1.1
Section R902.1.1 of the California Residential Code is amended to read as follows:

R902.1.1 Roof coverings within very-high fire hazard severity zones, state responsibility areas and all other areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be fire- retardant covering that is at least Class A.

7-2-422 – SECTIONS R902.1.2 through R902.1.3
Sections R902.1.2 through R902.1.3 of the California Residential Code are deleted.

7-2-423 – SECTION R902.2
Section R902.2 of the California Residential Code is amended to add the following exception:

Exception: Fire-retardant-treated wood shingles and shakes are prohibited in wildland- urban interface areas.

7-2-424 – SECTION R902.4
Table R902.4 of the California Residential Code is amended to add the following exception:

R902.4 Rooftop-mounted photovoltaic panel systems. Rooftop-mounted photovoltaic panel systems installed on or above the roof covering shall be tested, listed and identified with a fire classification in accordance with UL 1703 and UL 2703. Class A photovoltaic panel systems and modules shall be installed in all areas, in jurisdictions designated by law as requiring their use.

Article 5

CALIFORNIA ELECTRICAL CODE –TITLE 24, PART 3

7-2-500 – CITATION OF SECTIONS
This article shall be known as the "CALIFORNIA ELECTRICAL CODE," and may be cited as such. For purposes of citation, the CALIFORNIA ELECTRICAL CODE, Part 3, 2022 Edition, including tables and appendices as amended by the State of California and adopted by reference and amended by the Town of Windsor, are renumbered by adding "7-2-500" et seq. before each section.

Article 6

CALIFORNIA MECHANICAL CODE–TITLE 24, PART 4

7-2-600 – CITATION OF SECTIONS
This article shall be known as the "CALIFORNIA MECHANICAL CODE," and may be cited as such. For purposes of citation, the CALIFORNIA MECHANICAL CODE, Part 4, 2022 Edition, including tables and appendices thereto; as amended by the State of California and adopted by reference and amended by the Town of Windsor, is renumbered by adding "7-2-600" et seq. before each section.

Article 7

CALIFORNIA PLUMBING CODE–TITLE 24, PART 5

7-2-700 – CITATION OF SECTIONS
This article shall be known as the "CALIFORNIA PLUMBING CODE," and may be cited as such. For purposes of citation, the CALIFORNIA PLUMBING CODE, Part 5, 2022 Edition, including tables and appendices thereto and including the IAPMO Installation Standards; amended by the State of California and adopted by reference and amended by the Town of Windsor, are renumbered by adding "7-2-700" et seq. before each section.

Article 8

CALIFORNIA ENERGY CODE–TITLE 24, PART 6

7-2-800 – CITATION OF SECTIONS
This article shall be known as the "CALIFORNIA ENERGY CODE," and may be cited as such. For purposes of citation, the CALIFORNIA ENERGY CODE, Part 6, 2022 Edition, including tables and appendices thereto; amended by the State of California and adopted by reference and amended by the Town of Windsor, are renumbered by adding "7-2-800" et seq. before each section.

7-2-801 – SECTION 100(e)2Ai, Electrical infrastructure will be added at all gas appliances locations for future replacement with electrical appliances. To include

conduits, conductors and over currant devices, sized per appliance, to be labeled "future use".

Section 100.1(b) of the California Energy Code is amended by adding the following definitions:

ALL-ELECTRIC BUILDING or ALL-ELECTRIC DESIGN is a building or building design that uses a permanent supply of electricity as the source of energy for all space heating, water heating (including pools and spas), cooking appliances, and clothes drying appliances, and has no natural gas or propane plumbing installed in the building.

CERTIFIED ENERGY ANALYST is a person registered as a Certified Energy Analyst with the California Association of Building Energy Consultants as of the date of submission of a Certificate of Compliance as required under Section 10-103.

FREE STANDING ACCESSORY DWELLING UNIT is a detached building that is not intended for sale separate from the primary residence, on a lot that is zoned for single- family or multifamily use, located on the same lot as an existing dwelling, and does not exceed 1,200 square feet of total floor area.

7-2-802 – SECTION 150.0

The first two paragraphs of Section 150.0 of the California Energy Code are amended as follows:

NOTE: The requirements of Sections 150.0(a) through 150.0(rt) apply to newly constructed buildings. Sections 150.2(a) and 150.2(b) specify which requirements of Sections 150.0(a) through 150.0(s) also apply to additions or alterations.

7-2-803 – SECTION 150.0(e)

Section 150.0(e) of the California Energy Code is amended by the following:

(e) Installation of Fireplaces, Decorative Gas Appliances and Gas Logs. If a masonry or factory-built fireplace is installed, it shall comply with Section 110.5, Section 4.503 of Part 11, and shall have the following:

1. Closeable metal or glass doors covering the entire opening of the firebox; and
2. A combustion air intake to draw air from the outside of the building, which is at least 6 square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device; and

   EXCEPTION to Section 150.0(e)1B: An outside combustion-air intake is not required if the fireplace will be installed over concrete slab flooring and the fireplace will not be located on an exterior wall.

3. A flue damper with a readily accessible control.

   EXCEPTION to Section 150.0(e)1C: When a gas log, log lighter, or decorative gas appliance is installed in a fireplace, the flue damper shall be blocked open if required by the CMC or the manufacturer's installation instructions.

~~**7-2-804 – SECTION 150.1(c)8A**~~

~~Section 150.1(c)8A of the California Energy Code is amended as follows:~~

~~A. For systems serving individual dwelling units, the water heating system shall meet the requirement of either i, ii, iii, iv, or v: storage tank shall be located in the garage or conditioned space. In addition, one of the following:~~

~~i. A compact hot water distribution system as specified in the Reference Appendix RA4.4.6 and a drain water heat recovery system that is field verified as specified in the Reference Appendix RA3.6.9; or~~

~~ii. For Climate Zones 2 through 15, a photovoltaic system capacity of 0.3 kWdc larger than the requirement specified in Section 150.1(c)14; or~~

~~iii. For Climate Zones 1 and 16, a photovoltaic system capacity of 1.1 kWdc larger than the requirement specified in Section 150.1(c)14.~~

~~iv. One or more gas or propane instantaneous water heater with an input of 200,000 Btu per hour or less and no storage tank.~~

~~Single gas or propane storage type water heater with an input of 75,000 Btu per hour or less, rated volume less than or equal to 55 gallons and that meets the requirements of Sections 110.1 and 110.3. The dwelling unit shall have installed fenestration products with a weighted average U-factor no greater than 0.24, and in addition one of the following shall be installed:~~

~~a. A compact hot water distribution system that is field verified as specified in the Reference Appendix RA4.4.16; or~~

~~b. A drain water heat recovery system that is field verified as specified in the Reference Appendix RA3.6.9.~~

~~v. A single gas or propane storage type water heater with an input of 75,000 Btu per hour or less, rated volume of more than 55 gallons.~~

~~vi. A single heat pump water heater. The storage tank shall be located in the garage or conditioned space. In addition, one of the following: a. A compact hot water distribution system as specified in the Reference Appendix RA4.4.6 and a drain water heat recovery system that is field verified as specified in the Reference Appendix RA3.6.9; or b. For Climate Zones 2 through 15, a photovoltaic system capacity of 0.3 kWdc larger than the requirement specified~~

~~in Section 150.1(c)14; or c. For Climate Zones 1 and 16, a photovoltaic system capacity of 1.1 kWdc larger than the requirement specified in Section 150.1(c)14.~~

~~**7-2-805 – SECTION 150.1(c)15 and 16**~~

~~Section 150.1(c) of the California Energy Code is amended by adding the following sections as follows:~~

~~**15. Additional Prescriptive Requirements for Single Family buildings.**~~

~~**A. Duct System Sealing and Leakage Testing**. The duct systems shall exceed the minimum mandatory requirements of Section 150.0(m)11 A and B such that the total duct system leakage shall not exceed 2 percent of the nominal system air handler air flow.~~

~~**B. Slab insulation**. Slab floor perimeter insulation shall be installed with an R- value equal to or greater than R10. The minimum depth of concrete slab floor perimeter insulation shall be 16 inches or the depth of the footing of the building, whichever is less.~~

~~**C. Compact Hot Water**. The hot water distribution system shall be designed and installed to meet minimum requirements for the basic compact hot water distribution credit according to the procedures outlined in the 2022 Reference Appendices RA4.4.6.~~

~~**D. Ducted Central Forced Air Heating Systems.** Central Fan Integrated Ventilation Systems. The duct distribution system shall be designed reduce external static pressure to meet a maximum fan efficacy equal to:~~

~~1. Gas Furnaces: 0.35 Watts per cfm, according to the procedures outlined in the 2022 Reference Appendices RA 3.3.~~

~~2. Heat Pumps: 0.45 Watts per cfm, according to the procedures outlined in the 2019 Reference Appendices RA 3.3.~~

~~**8-Additional Prescriptive Requirements for Multifamily buildings.**~~

~~**A. Ducts in Conditioned Space**. All ductwork shall be located entirely in conditioned space with ducts tested to have less than or equal to 25 cfm leakage to outside. Ductwork shall meet the requirements of Verified Low Leakage Ducts in Conditioned Space (VLLDCS) in the 2019 Reference Appendices RA3.1.4.3.8.~~

~~Slab insulation. Slab floor perimeter insulation shall be installed with an R-value of equal to or greater than R10. The minimum depth of concrete slab floor perimeter insulation shall be 16 inches or the depth~~

~~of the footing of the building, whichever is less.~~

~~**B. Compact Hot Water**. The hot water distribution system shall be designed and installed to meet minimum requirements for the basic compact hot water distribution credit according to the procedures outlined in the 2019 Reference Appendices RA4.4.6.~~

~~**C. Central Fan Integrated Ventilation Systems**. Central forced air system fans used to provide outside air, shall have an air-handling unit fan efficacy less than or equal to 0.35 W/CFM. The airflow rate and fan efficacy requirements in this section shall be confirmed through field verification and diagnostic testing in accordance with all applicable procedures specified in Reference Residential Appendix RA3.3. Central Fan Integrated Ventilation Systems shall be certified to the Energy Commission as Intermittent Ventilation Systems as specified in Reference Residential Appendix RA3.7.4.2.~~

~~**D. Solar photovoltaic**. A PV system meeting the minimum qualification requirements as specified in Joint Appendix JA11 sized to offset 100% of the estimated site electricity load shall be installed. The plans shall include calculations for the electricity load and PV production.~~

~~**E. Energy Storage**. A battery energy storage system with a capacity equivalent to the PV system shall be installed. The system shall have automatic controls programmed to charge anytime PV generation is greater than the building load and discharge to the electric grid, beginning during the highest priced time of use hours of the day.~~

Article 9

CALIFORNIA HISTORICAL BUILDING CODE –TITLE 24, PART 8

7-2-900 – CITATION OF SECTIONS

This article shall be known as the "CALIFORNIA HISTORICAL BUILDING CODE," and may be cited as such. For purposes of citation, the CALIFORNIA HISTORICAL BUILDING CODE, Part 8, 2022 Edition, including tables and appendices thereto; amended by the State of California and adopted by reference and amended by the Town of Windsor, are renumbered by adding "7-2-900" et seq. before each section.

Article 10

Reserved – Refer to Title VI, Fire Prevention and Protection

SECTION 5. Municipal Code Title VI Amendments and Additions

6-2-1000 – CITATION OF SECTIONS
This article shall be known as the "CALIFORNIA FIRE CODE" and may be cited as the "CALIFORNIA FIRE CODE." For purposes of citation, the CALIFORNIA FIRE CODE, Part 9, 2022 Edition, as amended by the State of California and adopted by reference and amended by the Town of Windsor as follows.

CHAPTER 1
SCOPE AND ADMINISTRATION

6-2-1001 California Fire Code, Division II, Section 101.1 is amended to read:

101.1 Title. These regulations shall be known as the Sonoma County Fire Code, hereinafter referred to as "this Code."

6-2-1002 California Fire Code, Division II, Section 101.6 is added to read:

101.6 Policy Manual. The Sonoma County Fire Prevention Policy Manual shall serve as a supplemental instruction and interpretation manual for this code and is hereby adopted by reference. The fire code official is responsible to amend this manual as necessary to maintain current instruction and interpretations. The information contained in the policy manual shall not be construed to make new code requirements not authorized by this ordinance.

6-2-1003 California Fire Code, Division II, Section 102.4, is amended to read:

102.4 Application of Building Code. The design and construction of new structures shall comply with the 2022 California Building Code, Volumes 1 and 2, the 2022 California Historical Building Code, the 2022 California Existing Building Code and the 2022 California Residential Code, as adopted and amended by the Sonoma County Fire District and the Town of Windsor, and any alterations, additions, changes in use or changes in structures required by this Code, which are within the scope of the aforementioned codes, shall be made in accordance therewith.

6-2-1004 California Fire Code, Division II, Section 103.1, is amended to read:

103.1 Creation of Agency. The Division of Fire Prevention within the Sonoma County Fire District is hereby created and the official in charge thereof shall be known as the fire code official. The function of the division shall be the implementation, administration and enforcement of the provisions of this Code.

6-2-1005 California Fire Code, Division II, Section 105.4.1 is added to read:

105.4.1 Revocation Procedure. Revocation of any permit issued under this Code shall only occur after written notice of the violation has been given by the Fire Marshal to the permittee at his or her last place of residence as shown on the permit or certificate, which notice shall order the permittee to either correct the violation within ten (10) days or appear before the local Fire Chief to hear the matter, at a date and time certain to show cause why the permit or certificate should not be modified, revoked or suspended. At the hearing before the Fire Chief, the permittee shall have an opportunity to appear and be heard on the question of whether the permit issued to him should be revoked or suspended. Upon conclusion of the hearing or as soon thereafter as practicable, the chief shall issue a decision in writing to the permittee determining whether to modify, revoke or suspend the permit. Any interested person may appeal the Fire Chief's decision to the Sonoma County Fire District Board of Directors. All appeals shall be filed in writing with the Fire Chief within ten (10) calendar days of the date of the decision being appealed.

6-2-1006 California Fire Code, Division II, Section 105.5.54 is amended to read:

105.5.54 Additional Permits. In addition to the permits required by Section 105.6, the following permits shall be obtained from the division of fire prevention prior to engaging in the following activities, operations, practices or functions:

1. Production facilities. To change use or occupancy, to allow the attendance of a live audience, or for wrap parties.

2. Pyrotechnics and special effects. To use pyrotechnic special effects, open flame, use of flammable or combustible liquids and gasses, welding and the parking of motor vehicles for the purpose of motion picture, television and commercial production.

3. Live audiences. To install seating arrangements for live audiences in approved production facilities, production studios and sound stages. See Chapter 48.

4. Apartment, hotel, motel, vacation rental. An operational permit is required to operate an apartment house, hotel, motel, or vacation rental.

5. Bonfires or rubbish fires. An operational permit is required to kindle or authorize the kindling or maintenance of bonfires or rubbish fires.

6. Emergency responder radio coverage system. An operational permit is required for buildings and/or facilities with emergency responder radio coverage systems and related equipment.

7. High-rise building. An operational permit is required to operate a high- rise building as defined in the Building Code.

8. Cannabis. An operational permit is required to operate a medical cannabis facility or Cannabis operation listed below when allowed by state law and Local Zoning Ordinance:
    a. Cultivation
    b. Distribution
    c. Manufacturing

9. Organized camps. An operational permit is required to operate an organized camp (Group C occupancy).

10. Special Event Permit. A permit is required for any organized processing or assemblage of 50 or more people, which could significantly impact vehicular traffic or create a safety problem. Examples include, but are not limited to: music festivals, elevated stages, outdoor markets, circus, walkathons, runs, marathons, trail rides, bicycle races, celebrations, parades and similar activities.

11. Winery caves – publicly accessible. An operational permit is required to operate a Type-2 or Type-3 winery cave that is accessible to the public.

12. Certified Unified Program Agency Permit. An operational permit is required to operate any facility described in Chapter 29 and shall be required by the local fire chief from the County of Sonoma CUPA Division.

6-2-1007 California Fire Code, Division II, Section 105.6.25 is added to read:

105.6.25 Additional Construction Permits. In addition to the permits required by Section 105.6, the following construction permits shall be obtained from the division of Fire Prevention prior to starting construction:

1. Fire apparatus access roads. A construction permit is required for installation or modification of roadways and roadway structures used for fire apparatus access roads.
2. Excavation near flammable or combustible liquid pipeline. A construction permit is required to excavate or do any work below grade within ten (10) feet of any pipeline for the transportation of flammable or combustible liquid.
3. Gates. A construction permit is required for the installation of security gates across a fire apparatus access road.

6-2-1008 California Fire Code, Section 107.6, is added to read:

107.6 Cost Recovery. Fire suppression, investigation or emergency medical costs are recoverable in accordance with Health and Safety Code Sections 13009 and 13009.1, as may be amended from time to time. Additionally, any person(s) who negligently, intentionally or in violation of law causes an emergency response, including, but not limited to, a traffic accident, spill of toxic or flammable or combustible fluids or chemicals is liable for costs of securing such emergency, including those costs pursuant to Government Code Section 53150 et seq, as may be amended from time to time. Any expense incurred by Sonoma County Fire, any Local Fire District and Volunteer Fire Company for securing such emergency shall constitute a debt of such person(s) and shall be collectable by the Department in the same manner as in the case of an obligation under contract, expressed or implied.

6-2-1009 California Fire Code, Division II, Section 112.4, is amended to read:

112.4 Violation Penalties. Persons who shall violate a provision of this Code or shall fail to comply with any requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the Fire Code official, or of a permit or certificate used under provisions of this Code, shall be guilty of a misdemeanor, punishable by a fine of not more than one thousand dollars ($1,000.00) or by imprisonment not exceeding six months, or both such fine and imprisonment, or administratively of not less than one thousand dollars ($1,000.00). Each day that a violation continues after due notice has been served shall be the case of an obligation under contract, expressed or implied.

6-2-1010 California Fire Code, Division II, Section 113.4 is amended to read:

112.5 Authority to Issue Citations. The Chief and members of the Fire Prevention Bureau who have discretionary duty to enforce a statute or ordinance may, pursuant to Section 836.5 of the California Penal Code and subject to the provisions thereof, arrest a person without a warrant whenever the Chief or member of the Fire Prevention Division has reasonable cause to believe that the person to be arrested has committed a violation in the presence of the Chief or member of the Fire Prevention Division which he or she has discretionary duty to enforce, and to issue a notice to appear and to release such person on his or her written promise to appear in court, pursuant to the provisions of Section 853.5 et seq. of the California Penal Code.

6-2-1011 California Fire Code, Division II, Section 113.4 is amended to read:

113.4 Failure to Comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject

to a fine of not less than $100.00 dollars and not more than $500.00 dollars. A person shall be fined for each day he or she continues to work after having been served with a stop work order.

CHAPTER 2
DEFINITIONS

6-2-1012 California Fire Code, Section 202, is amended to add the following definitions:

UNWARANTED ALARM. The giving, signaling or transmission of an alarm or notification to a public fire department or emergency communication center when such alarm is the result of a defective condition of an alarm system, system servicing testing, construction activities, ordinary household activities, false alarm or other cause when no such dangerous fire condition exists

CHAPTER 3
GENERAL REQUIREMENTS

6-2-1013 California Fire Code Section 307.2 is amended to read:

307.2 Permit Required. Prior to commencement of open burning, a burning permit shall be obtained pursuant to section 13-71 of the Sonoma County Code.

6-2-1014 California Fire Code Section 311.3.1 is added to read:

311.3.1 Removal of Debris After Fire. All rubble, waste, rubbish, and other materials lying upon any premises within the jurisdictional area; having been accumulated thereon by reason of a fire and having been rendered useless thereby shall be removed from within ten (10) days after notice has been given to do so in writing by the Fire Chief to the owner, lessee, or other person in charge or control of the premises.

CHAPTER 4
EMERGENCY PLANNING AND PREPAREDNESS

6-2-1015 California Fire Code, Section 401.3.2.1 is added to read as follows:

401.3.2.1 Unwarranted or Nuisance Alarm Notification. Notification of emergency responders based on an unwarranted or nuisance alarm may be punishable by a fine in accordance with the adopted fee schedule or requirements. In addition, the responsible party may be liable for the operational and administrative costs, incurred from the emergency response or mitigation procedures resulting from an unwarranted or nuisance alarm

notification.

6-2-1016 California Fire Code, Section 401.3.2.2 is added to read as follows:

401.3.2.2 Multiple Nuisance or Unwarranted Alarm Activations. Any occupancy that has more than three nuisance alarms, causing emergency response within a 12- month period may be required to modify, repair, upgrade or replace their system and/or monitoring station as determined by the fire code official.

6-2-1017 California Fire Code, Section 402.1 is amended to add the following:

NUISANCE ALARM AND UNWARRANTED ALARM

6-2-1018 California Fire Code Section 403.1 is amended to read as follows:

403.1 General. In addition to the requirements of Section 401, occupancies, uses and outdoor locations shall comply with the emergency preparedness requirements set forth in Section 403.2 403.4, 403.9.2.1.1, 403.10.6 through 403.12.3. Where fire safety and evacuation plans are required by Section 403.2 through 403.10.6, evacuation drills shall be in accordance with Section 405 and employee training shall be in accordance with Section 406.

6-2-1019 California Fire Code Sections 403.3 is deleted.

6-2-1020 California Fire Code Section 403.5 through 403.9.2.1 are deleted.

6-2-1021 California Fire Code Sections 403.9.2.1.2 through 403.10.5 are deleted.

CHAPTER 5
FIRE SERVICE FEATURES

6-2-1022 California Fire Code Section 503.1 is amended to read:

503.1 Where Required. Fire apparatus access roads shall comply with the Town of Windsor Standards when located in the Local Responsibility Area, and otherwise shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3.

6-2-1023 California Fire Code Section 503.2 is amended to read:

503.2 Specifications. Fire apparatus access roads shall be installed per the Town of Windsor Standards when located in the Local Responsibility Area, and otherwise shall be installed or arranged in accordance with Sections 503.2.1 through 503.2.8.

6-2-1024 California Fire Code, Section 503.2.6.1 is added to read:

503.2.6.1 Evaluation and Maintenance. All existing private bridges and elevated surfaces that are a part of the fire department access roadway shall be evaluated by a California licensed civil engineer experienced in structural engineering or a California licensed structural engineer, for safety and weight rating, in accordance with American Association of State Highway and Transportation Officials (AASHTO) Manual: "The Manual for Bridge Evaluation," Second Edition, or other approved standard. Vehicle load limits shall be posted at both entrances to bridges. All bridges and elevated structures providing fire department access shall be routinely maintained in accordance with Section 503.2.6 or when directed by the fire code official or authorized designee.

6-2-1025 California Fire Code Section 503.3 is amended to read:

503.3 Marking. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING – FIRE LANE in accordance with the California Vehicle Code, shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

6-2-1026 California Fire Code Section 503.6.1 is added to read:

503.6.1 Width. All gate entrances and similar structures shall be at least two feet (2') wider than the width of the traffic lane(s) serving the gate or structure.

6-2-1027 California Fire Code Section 503.6.2 is added to read:

503.6.2 Setbacks. All gates providing access from a public road to a private road or private driveway shall be located at least thirty feet (30') from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the roadway.

6-2-1028 California Fire Code Section 505.1 is amended to read:

505.1 Address Identification. New and existing buildings shall be provided with approved illuminated or other approved means of address identification. The address identification shall be legible and placed in apposition that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numerals or alphabetic letters. Numbers shall not be spelled out. Character size and stroke shall be in accordance with Section 505.1.1 through 505.1.2. 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.

6-2-1029 California Fire Code Section 505.1.1 is added to read:

505.1.1 Numbers For One- and Two- Family Dwellings. Each address identification character shall be not less than four (4) inches high with a minimum stroke width of one-half (0.5) inch.

6-2-1030 California Fire Code Section 505.1.2 is added to read:

505.1.2 Numbers For Other Than One and Two-Family Dwellings. Each address identification character shall be not less than twelve (12) inches high with a minimum stroke width of one (1) inch. Suite and unit directional numbers shall be not less than six (6) inches high with a minimum stroke width of three-quarter (0.75) inch. Numbers shall be not less than four (4) inches high with a minimum stroke width of one-half (0.5) inch.

6-2-1031 California Fire Code Section 505.1.3 is added to read:

505.1.3 Complex Directory. Where two or more buildings cannot be viewed from the public way or when determined by the fire code official, an approved illuminated complex directory, monument, pole, or other approved sign or means shall be used to identify the structures at the main entrances to the property.

6-2-1032 California Fire Code Section 505.1.4 is added to read:

505.1.4 Installation, Location and Visibility of Addresses. All buildings shall have a permanently posted address, which shall be placed at each driveway entrance and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located.

6-2-1033 California Fire Code Section 505.1.4.1 is added to read:

505.1.4.1 Signs Posted One-Way Roads. Address signs along one-way roads shall be visible from both the intended direction of travel and the opposite direction.

6-2-1034 California Fire Code Section 505.1.4.2 is added to read:

505.1.4.2 Multiple Addresses. Where multiple addresses are required at a single driveway, they shall be mounted on a single post.

Where a roadway provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest road intersection providing access to that site.

6-2-1035 California Fire Code Section 505.2.1 is added to read:

505.2.1 Size of Letters, Numbers and Symbols or Street and Road signs. Size of letters, numbers, and symbols for street and road signs shall be a minimum of three inches (3") for letter height with a three-eighths inch (3/8") stroke, reflectorized, and contrasting with the background color of the sign.

6-2-1036 California Fire Code Section 505.2.2 is added to read:

505.2.2 Visibility and Legibility of Street and Road Signs. Street and road signs shall be visible and legible from both directions of vehicle travel for a distance of at least one hundred feet (100').

6-2-1037 California Fire Code Section 505.2.3 is added to read:

505.2.3 Height of Street and Road Signs. Height of street and road signs shall be uniform countywide and meet the visibility and legibility standards of this section.

6-2-1038 California Fire Code Section 505.2.4 is added to read:

505.2.4 Names and Numbers on Street and Road Signs. Newly constructed or approved public and private roads and streets must be identified by a name or number through a consistent countywide system that provides for sequenced or patterned numbering and/or non-duplicating naming within the county. All signs shall be mounted and oriented in a uniform manner. This section does not require any entity to rename or renumber existing roads or streets, nor shall a roadway providing access only to a single commercial or industrial occupancy require naming or numbering.

6-2-1039 California Fire Code Section 505.2.5 is added to read:

505.2.5 Intersecting Roads, Streets and Private Lanes. Signs required by this article identifying intersecting roads, streets and private lanes shall be placed at the intersection of those roads, streets and/or private lanes.

6-2-1040 California Fire Code Section 505.2.6 is added to read:

505.2.6 Signs Identifying Traffic Access Limitations. A sign identifying traffic access or flow limitations, including, but not limited to weight or vertical clearance limitations, dead-end road, one-way road (or single land conditions) shall be placed: (a) at the intersection preceding the traffic access limitation, and (b) no more than one hundred feet (100') before such traffic access limitation.

6-2-1041 California Fire Code Section 507.2.2 is amended to read:

507.2.2 Water Tanks. Water tanks for private fire protection shall be installed in accordance with NFPA 22.

Exception: For Group R-3 occupancies, equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, and associated accessory structures up to 3,000 square feet in area, plastic water tanks up to 5,000 gallons in volume may be used. A flammable vegetation clearance of not less than twenty feet (20') shall be maintained around all poly-plastic or similar water tanks.

6-2-1042 California Fire Code Section 507.2.3 is added to read:

507.2.3 Urban Water System. For one- and two-family dwellings, and accessory structures associated with one- and two-family dwellings. If the water supply to the parcel is provided by a public or community water system (urban parcel - see Definitions) the emergency water supply for residential buildings shall consist of a permanent hydrant located on the road within two hundred fifty feet (250') of the driveway measured from where the driveway intersects with the public or private road. Distance measurements shall be determined by hose lay along the road, not horizontal distance.

6-2-1043 California Fire Code Section 507.2.4 is added to read:

507.2.4 Non-Urban Water System. If the water supply to the parcel is provided by a private water well (non-urban parcel - see Definitions) the fire code official is authorized to utilize NFPA 1142 or the International Wildland-Urban Interface Code.

Exception: When authorized by the authority having jurisdiction, the emergency water supply requirements for one- and two-family dwellings, and accessory structures associated with one- and two-family dwellings, may be waived when sufficient evidence is proven that the Emergency Water Standards of Title 14 of the Natural Resources Code, Division 1.5, Article 4 have been met.

6-2-1044 California Fire Code Section 507.5.1.2 is added to read:

507.5.1.2 Other Areas. Fire hydrant systems shall be required where a public water system, regardless of type of ownership, provides water for human consumption to fifteen (15) or more service connections.

6-2-1045 California Fire Code Section 507.5.7 is added to read:

507.5.7 Fire Hydrant Size and Outlets. New commercial and industrial development shall have a minimum of two 4.5 inch connections and one 2.5 inch connection per Appendix D 104 unless otherwise approved by the fire code official.

CHAPTER 9
FIRE PROTECTION AND LIFE SAFETY SYSTEMS

6-2-1046 California Fire Code Sections 901.7.7 - 901.7.7.2 are added to read:

901.7.7 Notice of Nuisance or Unwarranted Alarm. The officer in charge of fire units responding to a fire alarm signal shall determine whether a true emergency exists. If the officer determines that an emergency does not exist, the chief of the local fire agency may issue a written notice of nuisance alarm or unwarranted alarm to the owner or person in charge or control of the facility where the alarm signal originated.

901.7.7.1 Unreliable or Unwarranted Fire Alarm Systems. The Fire Chief of the local fire agency may determine that a fire alarm system is unreliable or unwarranted upon receipt of more than four (4) alarms within a twelve (12) month period. Upon finding that an alarm system is unreliable or unwarranted, the chief of the local fire agency may order the following:

1. For any nuisance alarm where the system is not restored, the Fire Chief may require the system owner to provide standby personnel as defined in Chapter 4, Section 403.1 or take such other measures, as the Fire Chief deems appropriate. Persons or activities required by the Fire Chief shall remain in place until a fire department-approved fire alarm maintenance firm certifies in writing to the Fire Chief that the alarm system has been restored to a reliable condition. The chief may require such tests, as he deems necessary to demonstrate the adequacy of the system.

2. Upon the fifth (5^{th}) and sixth (6^{th}) alarms from the alarm system within a twelve (12) month period, the system owner shall pay a mitigation fee to the fire department of $150.00, plus the cost of fire engine response, for each occurrence.

3. Upon the seventh (7^{th}) and eighth (8^{th}) alarms from the alarm system within a twelve (12) month period, the system owner shall pay a mitigation fee to the fire department of $300.00, plus the cost of fire engine response.

4. Upon the ninth (9^{th}) and following alarms from the alarm system within a twelve (12) month period, the system owner shall pay a mitigation fee to the fire department of $500.00, plus the cost of fire engine response, for each occurrence.

901.7.7.2 Hearing on Notice. Any person receiving a notice of nuisance alarm who contends that the Fire Chief erroneously determined that the fire alarm system was not functioning as designed, may file a written request with the Fire Chief for a hearing on the determination within ten (10) days after receipt of the notice of nuisance alarm. The Fire Chief shall give the requesting party a hearing on the determination within thirty (30) days of receipt of the request. The request shall set forth: (1) that the system functioned as designed, or (2) that the nuisance alarm resulted from an act of God, flooding, or other violent natural condition without fault and beyond the control of the requesting party. Within ten (10) days following the hearing, the chief shall give written notice of his or her decision to the requesting party.

6-2-1047 California Fire Code Section 902.1 is amended to add the following:

SUBSTANTIAL IMPROVEMENT (Sonoma County Code Section 7-19)

6-2-1048 California Fire Code Section 903.2 is amended to read:

903.2 Where Required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12 and sections 903.2.14 through 903.2.21. Approved automatic sprinkler systems in existing buildings and structures shall be provided in locations described in Section 903.6.

Exceptions:

1. Agricultural and Greenhouse buildings as approved by the fire code official when not required in other sections of the California Building Code.

2. Detached accessory structures to Group R-3 not classified as a dwelling unit and not exceeding 3,000 square feet ($279m^2$) in gross floor area (See California Residential Code).

3. Detached non-combustible motor vehicle fuel dispensing canopies.

4. Detached group U occupancies not greater than 3,000 square feet (279m^2), OR WHEN APPROVED BY THE Fire Code Official where the entire structure is not to exceed 5,500 sq ft (510m2).

5. Special occupancy aircraft hangar shade structures as approved by the fire code official, unless required in NFPA409.

6-2-1049 California Fire Code Section 903.2.1 is amended to read:

903.2.1 Group A. An automatic sprinkler system shall be provided throughout buildings containing a Group A occupancy exceeding 1500 square feet or when required per 903.2.1.1 through 903.2.1.6.

6-2-1050 California Fire Code Section 903.2.1.6 is amended to read:

903.2.1.6 Assembly Occupancies on Roofs. Where an occupied roof has an assembly occupancy with an occupant load exceeding 100 for Group A-2 and 300 for other Group A Occupancies, an automatic sprinkler system shall be provided throughout the building in accordance with Section 903.3.1.1 or 903.3.1.2.

Exception deleted.

6-2-1051 California Fire Code Section 903.2.1.7 is amended to read.

903.2.1.6 Multiple Fire Areas. An automatic sprinkler system shall be provided where multiple fire areas of Group A-1, A-2, A-3 or A-4 occupancies share exit or exit access components and the combined occupant load of these fire areas is 100 or more.

6-2-1052 California Fire Code Section 903.2.2 is amended to read:

903.2.2 Ambulatory Care Facilities. An automatic sprinkler system shall be installed throughout buildings containing an ambulatory care facility.

6-2-1053 California Fire Code Section 903.2.3 is amended to read:

903.2.3 Group E. An automatic sprinkler system shall be provided throughout buildings containing Group E occupancies. For public school state-funded construction projects or for public school campuses, Kindergarten through 12th grade, see Section 903.2.19 through 903.2.20.

6-2-1054 California Fire Code Section 903.2.4 is amended to read:

903.2.4 Group F. An automatic sprinkler system shall be provided throughout buildings containing a Group F occupancy where gross floor area exceeds 3000 square feet ($279m^2$).

Exceptions:

1. Canopied winery crush pads less than 12,000 square feet in area, provided that all of the following conditions are met:

   a. The canopy and supporting structure are constructed of non-combustible materials.

   b. If attached, the crush pad is separated from other portions of the building by one-hour fire-resistive walls.

   c. The crush pad is not used for storage of combustible materials.

   d. The canopy and supporting structure are incapable of trapping heat, smoke or other byproducts of combustion.

2. Dairy milking facilities less than 12,000 feet in area.

3. Manufactures of upholstered furniture or mattresses less than 2500 square feet in area.

6-2-1055 California Fire Code Section 903.2.5.1 is amended to read:

903.2.5.1 Group H. An automatic sprinkler system shall be installed throughout buildings containing Group H occupancies.

6-2-1056 California Fire Code Section 903.2.6.1 is deleted.

6-2-1057 California Fire Code Section 903.2.7 is amended to read as follows:

903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where gross floor area exceeds 3000 square feet ($279m^2$).

6-2-1058 California Fire Code Section 903.2.8.1 is amended to read as follows:

903.2.8.1 Group R-3. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in Group R-3 occupancies and shall be provided throughout all one- and two-family dwellings regardless of square footage in accordance with the California Residential Code. Automatic

sprinklers systems shall be installed in all mobile homes, manufactured homes and multi-family manufactured homes with two or more dwelling units in accordance with Title 25 of the California Code of Regulations.

6-2-1059 California Fire Code Section 903.2.9 is amended to read:

903.2.9 Group S. An automatic sprinkler system shall be provided throughout all buildings containing a Group S occupancy where the gross floor area exceeds 3000 square feet (279m^2).

Exceptions:

1. Agricultural and Greenhouse buildings as approved by the fire code official.
2. Detached accessory structures to Group R-3 not classified as a dwelling unit and not exceeding 3000 square feet (279m^2) in gross floor area.
3. Special occupancy aircraft shade structures as approved by the fire code official, unless required in NFPA409.
4. Volunteer Fire Department vehicle storage barn not exceeding 3000 sq. ft. (279m^2) or when approved by the Fire Code Official not exceeding 5,500 sq ft (510m2).
5. Storage of upholstered furniture or mattresses less than 2500 square feet in area.

6-2-1060 California Fire Code Section 903.2.9.1 is deleted.

6-2-1061 California Fire Code Section 903.2.10 is amended to read as follows:

903.2.10 Group B. An automatic sprinkler system shall be provided throughout buildings containing a Group B occupancy where the gross floor area exceeds 3,000 square feet (279m^2).

6-2-1062 California Fire Code Section 903.2.10.1 is deleted.

6-2-1063 California Fire Code Section 903.2.11 is amended to read as follows:

903.2.11 Specific Buildings Areas and Hazards. In all occupancies other than detached Group U occupancies not greater than 3,000 square feet (279m^2), an automatic sprinkler system shall be installed for building design or hazard in the locations set forth in Sections 903.2.11.1 through 903.2.11.9.

6-2-1064 California Fire Code Section 903.2.11.3 exception is deleted.

6-2-1065 California Fire Code Section 903.2.11.7 is added to read:

903.2.11.7 High-Piled Storage. An automatic sprinkler system shall be provided throughout buildings containing high-pile combustible storage.

6-2-1066 California Fire Code Section 903.2.11.8 is added to read as follows:

903.2.11.8 Undetermined Use Design. Automatic sprinkler systems installed in buildings or structures of undetermined use shall be designed and installed to have a minimum density of .33 gallons per minute per square foot over a minimum design area of 3,000 square feet (279m^2).

6-2-1067 California Fire Code Section 903.2.11.9 is added to read as follows:

903.2.11.9 Elevation of Existing Buildings. An automatic fire extinguishing system shall be installed throughout all existing buildings when the building is elevated to three or more stories, or more than thirty-five feet (35') in height, from grade to the exposed roof.

Exceptions:

1. An automatic fire-extinguishing system need not be provided when the area above 35 feet (35') is provided for aesthetic purposes only and is a non- habitable space.

2. An automatic fire-extinguishing system need not be provided when existing single-family and two-family dwellings are elevated to comply with the requirements of Chapter 7B of the Sonoma County Code, provided that all of the following conditions are met:

   (a) The elevation creates a building no more than three stories in height

   (b) Two approved exits that exit directly to the exterior and one exterior stair leading to the lowest level of fire department access are provided from the highest floor.

   (c) Approved interconnected smoke alarms are installed at each floor level and in all sleeping rooms, and hallways adjacent to sleeping rooms.

   (d) There is no expansion or modification of use other than installation of the exits required by subparagraph (b) above and a utility room less than 100 square feet. The space created at ground level by the elevation shall be used only as a private parking garage or as unused vacant space.

(e) Any addition exceeding Table 903.6 to the building after the elevation shall require installation of an automatic fire-extinguishing system.

6-2-1068 California Fire Code Section 903.4.2 is amended to read as follows:

903.4.2 Alarms. One exterior approved audible or audible visual device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

6-2-1069 California Fire Code Section 903.6 is amended to read as follows:

903.6 Where Required in Existing Buildings and Structures. An automatic sprinkler system shall be provided throughout existing buildings and structures where required in Chapter 11 or that undergo a substantial improvement as defined by CBC Chapter 2 in accordance with Table 903.6.

Exception: Alterations made solely for the purpose of providing barrier removal pursuant to the requirements of the American Disabilities Act (ADA) as contained in exception #4 of CBC Section 11B-204.2.

6-2-1070 California Fire Code, Table 903.6 is added to the California Fire Code to read:

TABLE 903.6
EXISTING BUILDINGS AND STRUCTURES

Existing Gross Floor Area [d]	Allowable Gross Floor Area Increase
0-1,000 sq. ft.:	200% [c]
1,001-4,000 sq. ft.:	100% [a][c]
Greater than 4,000 sq. ft.:	50% [a][b][c]

[a] A 2,000 sq. ft. maximum of an increase is allowed.
[b] Maximum cumulative allowable gross floor area is 6,000 sq. ft.
[c] Fire sprinklers are required when additions to Limited Density Owner-Built Rural Dwellings (as described in Sonoma County Code Chapter 7-A) exceed 640 sq. ft. in gross floor area.
[d] Remodels that are greater than 75% of the original gross floor area.

6-2-1071 California Fire Code Section 905.3.1 is amended to read:

905.3.1 Height. In other than Group R-3 and R-3.1 occupancies, Class III standpipe systems shall be installed throughout at each floor where any of the following occur:

1. Buildings where the floor level of the highest story is located more than 30 feet (9,144 mm) above the lowest level of fire department vehicle access.

2. Buildings that are three or more stories in height.

3. Buildings where the floor level of the lowest story is located more than 30 feet (9,144 mm) below the highest level of fire department access.

4. Buildings that are two or more stories below the highest level of fire department vehicle access.

Exceptions:

1. Class I standpipes are allowed in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.

2. Class I standpipes are allowed in Group B and E occupancies.

3. Class I standpipes are allowed in parking garages.

4. Class I standpipes are allowed in basements equipped throughout with an automatic sprinkler system.

5. Class I standpipes are allowed in buildings where occupant-use hose lines will not be utilized by trained personnel or the fire department.

6. In determining the lowest level of fire department vehicle access, it shall not be required to consider either of the following:

    6.1. Recessed loading docks for four vehicles or less.

    6.2. Conditions where topography makes access from the fire department vehicle to the building impractical or impossible.

7. When determined by the Fire Code Official a standpipe system is not warranted in three-story buildings.

6-2-1072 California Fire Code Section 912.2 is amended to read:

912.2 Location. With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of the fire department connections shall be within 100 feet of a fire hydrant or approved by the fire code official.

6-2-1073 California Fire Code Sections 914.12 through 914.12.2 are added to read:

914.12 Type 3 winery caves as defined in Section 446 of the California Building Code and Sections 914.12.1 and 914.12.2 of the California Fire Code.

914.12.1 Fire Alarm System. An approved manual fire alarm system shall be installed in accordance with section 907.2 in new and existing Type 3 winery caves unless equipped with an automatic sprinkler system installed in accordance with 903.3.1.1. The fire alarm system shall activate the occupant notification system in accordance with 907.5 when the occupant load exceeds 100 or more.

914.12.2 Automatic Sprinkler System. An approved automatic sprinkler system shall be installed in accordance with 903.3.1.1 in all new Type 3 winery caves when the occupant load exceeds 100 or more, or existing winery caves when a change of use is approved by the fire code official.

CHAPTER 33
FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION

6-2-1074 California Fire Code Section 3315.3 is amended to read:

3315.3 Where Required. In buildings of combustible construction required to have automatic sprinkler system by Section 903, automatic sprinkler system shall be installed prior to construction exceeding 40 feet in height above the lowest level of fire department vehicle access. Such automatic sprinkler system shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring.

6-2-1075 California Fire Code Section 3315.4 is added to read:

3315.4 Buildings Being Demolished. Where a building is being demolished and an automatic sprinkler system is existing within such a building, such automatic sprinkler system shall be maintained in an operable condition so as to be available for use by the fire department. Such automatic sprinkler system shall be demolished with the building but shall not be demolished more than one floor below the floor being demolished.

CHAPTER 39
PROCESSING AND EXTRATION FACILITIES

6-2-1076 California Fire Code Section 3901.4 is added to read:

3901.4 Technical Assistance Report. A Technical Assistance Report (TAR) shall be required for all new extraction and processing facilities as set forth in Section 104.8.2 to provide a complete analysis of the facility and operations. Additional Technical Reports are required for extraction equipment not listed I accordance with UL 1389 as set forth in Section 3904.2.

6-2-1077 California Fire Code Section 3903.2 is amended to read:

3903.2 Prohibited Occupancies. Extraction processes utilizing flammable gasses or flammable liquids shall not be located in a building containing a Group A, E, I or R occupancy, or occupancies regulated by the California Residential Code.

6-2-1078 California Fire Code Section 3903.3 is added to read:

3903.3 Location. The extraction equipment and extraction processes utilizing hydrocarbon solvents shall be located in a room or area dedicated to extraction.

For other than CO2 and nonhazardous extraction process, the extraction equipment and process shall be separated from other occupancies and uses with fire barriers where required by Section 508.4.

6-2-1079 California Fire Code Section 3903.5 is amended to read:

3903.5 Use of Flammable and Combustible Liquids. Extraction and post oil processing operations using flammable liquids or combustible liquids heated above their flashpoint, including dispensing of flammable liquids between containers, shall be performed in one of the following locations:

1. An exhausted chemical fume hood installed in accordance with the California Building Code and California Mechanical Code.

2. A room or approved exhausted enclosure with an approved exhaust system installed in accordance with the California Mechanical Code.

Electrical equipment used within the chemical fume hood shall be rated for use in flammable atmospheres. Heating of flammable or combustible liquids over an open flame is prohibited.

Exceptions:

1. The use of a heating element not rated for flammable atmospheres, where documentation from the manufacture, or approved testing laboratory indicates the element is rated for heating of flammable liquids.

2. Unheated processes at atmospheric pressure using less than 16 oz. (473 ml) of flammable liquids shall not be required to comply with 3903.5(1) or 3903.5(2).

6-2-1080 California Fire Code Section 3903.5.1 and 3903.5.2 are added to read:

3903.5.1 Electrical Components. All electrical components within the chemical fume hood, room, or exhausted enclosure shall be approved permanent wiring, interlocked such that the exhaust system shall be in operation for lighting and components to be used.

3903.5.2 Refrigerators, Freezers, and Cooling Equipment. Refrigerators, freezers, and other cooling equipment used to store of cool flammable liquids shall be listed for the storage of flammable/combustible liquids or shall be listed for Class I, Division 1 locations, as described in the California Electrical Code.

6-2-1081 California Fire Code Section 3903.6 is amended to read:

3903.6 Liquefied Petroleum Gas. Liquefied petroleum gases (LPG) shall not be released to the atmosphere except when released in accordance with Section 7.3 of NFPA 58. LPG liquid piping systems shall be in compliance with California Fire Code Chapter 61.

6-2-1082 California Fire Code Section 3903.6.1 is added to read:

3903.6.1 Exhaust. An approved exhaust system shall be provided for LPG extractions.

6-2-1083 California Fire Code Section 3903.6.1.1 is added to read:

3903.6.1.1 Installation. The exhaust systems shall be installed and maintained in accordance with the California Mechanical Code.

6-2-1084 California Fire Code Section 3903.6.1.2 is added to read:

3903.6.1.2 Processes. All LPG extraction operations, including processes for off-gassing spent plant material and oil retrieval, shall be conducted within a chemical fume hood, enclosure, or room in compliance with the California Mechanical Code.

6-2-1085 California Fire Code Section 3903.6.2 is added to read:

3903.6.2 Electrical Systems. Electrical equipment shall be in accordance with Section 3903.6.2.1 through 3906.2.5.

6-2-1086 California Fire Code Section 3903.6.2.1 is added to read:

3903.6.2.1 Electrical Bonding and Grounding. All conductive equipment and conductive objects within the exhaust room shall be bonded and grounded in accordance with California Electrical Code.

6-2-1087 California Fire Code Section 3903.6.2.3 is added to read:

3903.6.2.2 Classified Areas. The area within a hood or enclosure used for LPG extractions shall be classified as a Class 1, Division 1 hazardous location in accordance with the California Electrical Code. Areas adjacent to Class 1, Division 1 locations shall be classified in accordance with the California Electrical Code.

6-2-1088 California Fire Code Section 3903.6.2.3 is added to read:

3903.6.2.3 Interlock. All electrical components within the extraction room shall be interlocked with the hazardous exhaust system such that room lighting and other extraction room electrical equipment will only operate when the exhaust system is in operation.

6-2-1089 California Fire Code Section 3903.6.2.4 is added to read:

3903.6.2.4 Emergency Power. An automatic emergency power system shall be provided for the following items, when installed:

1. Extraction room lighting

2. Extraction room ventilation system

3. Solvent gas detection system

Exception: Except where required by other sections of this code, extraction room ventilation systems in existing facilities are not required to have a

secondary power source, such as emergency or standby power until such time that the medium of extraction or solvent is changed.

6-2-1090 California Fire Code Section 3903.6.2.5 is added to read:

3903.6.2.5 Gas Detection Systems. Gas detection systems shall be provided with constant non-interlocked power.

6-2-1091 California Fire Code Section 3903.7 is added to read:

3903.7 Carbon Dioxide Extraction. Carbon dioxide extraction shall comply with sections 3903.7.1, 3903.7.2, and 3903.7.3.

6-2-1092 California Fire Code Section 3903.7.1 is added to read:

3903.7.1 Storage and Handling. All carbon dioxide compressed gas cylinders shall be secured in approved method to prevent falling.

6-2-1093 California Fire Code Section 3903.7.2 is added to read:

3903.7.2 Carbon Dioxide Gas Detection. An approved, listed carbon dioxide detection system complying with CFC Section 5307.4 shall be installed in the carbon dioxide extraction room. Auto-calibrating and self-zeroing devices or detectors shall be prohibited.

6-2-1094 California Fire Code Section 3903.7.3 is added to read:

3903.7.3 Carbon Dioxide Discharge. The extraction equipment pressure relief devices and blow-off valves shall be piped to the exterior of the building.

6-2-1095 California Fire Code Section 3903.8 is added to read:

3903.8 Means of Egress. For extraction rooms using hazardous materials, each room shall be provided with at least one exit access door complying with the following:

1. The door shall swing in the direction of egress travel.

2. The door shall be provided with a self-closing or automatic closing device.

3. The door shall be equipped with panic or fire exit hardware.

4. The exit access travel distance cannot be increased as allowed in CFC Section 1017.2.2 for extraction/cultivation facilities.

6-2-1096 California Fire Code Section 3903.9 is added to read:

3903.9 Signage. The NFPA 704 hazard rating diamond sign, minimum 10" in size, and no smoking signs shall be posted on the exterior of the extraction room door.

6-2-1097 California Fire Code, Section 3903.9.1 is added to read:

3903.9.1 Safety Data Sheets. All applicable safety data sheets (SDS) shall be posted in the approved location.

6-2-1098 California Fire Code, Section 3903.9.2 is added to read:

3903.9.2 Warning Signage. Applicable hazard warning signage shall be posted throughout the facility as applicable for emergency equipment.

6-2-1099 California Fire Code, Section 3904.2.2.3 is amended to read:

3904.2.2.3 Site Inspection. Prior to the operation of the extraction equipment, the engineer of record or approved professional, as approved in Section 3904.2, shall inspect the site of the extraction process once equipment has been installed for compliance with the technical report and the building analysis.

The engineer or approved professional shall provide a report of findings and observations to the fire code official prior to the approval of the extraction process. The field inspection report authored by the engineer of record shall include the serial number of the equipment used in the process and shall confirm that the equipment installed is the same model and type of equipment identified in the technical report.

6-2-1100 California Fire Code, Section 3904.3 is added to read:

3904.3 Change of Extraction Medium. Where the medium of extraction or solvent is changed from the material indicated in the technical report or as required by the manufacturer, the technical report shall be revised at the cost of the facility owner and submitted for review and approval by the fire code official prior to the use of the equipment with the new medium or solvent.

CHAPTER 49
REQUIREMENTS FOR WILDLAND-URBAN INTERFACE FIRE AREAS

6-2-1101 California Fire Code Section, Section 4905.4 is added to read:

4905.4 Setbacks for Structure Defensible Space. Except where more restrictive requirements apply, construction, projections, openings and penetrations of exterior walls of buildings constructed on parcels within State Responsibility Areas (SRA) shall provide setbacks from the property line and/or exterior wall protection according to table 4905.4 (a) or table 4905.4 (b), in accordance with California Code of Regulations, Title 14, SRA Fire Safe Regulations.

6-2-1102 California Fire Code Section 4905.4 (a) and Table 4905.4(b) are added to read:

Table 4905.4(a)
Exterior Walls, within State Responsibility Area, with Automatic Fire Sprinkler Protection

Exterior Wall Element		**Minimum Fire-Resistance Rating**	**Minimum Fire Separation Distance**
Walls	(Fire-resistance rated)	1 hour-tested in accordance with ASTM E 119 or UL 263 with exposure *from* both sides	< 10feet
	(Not fire-resistance rated)	Comply with CRC Sec *R337.7 or CBC Sec 707A*	≥ 10 feet
Projections	(Fire-resistance rated)	1 hour on the underside	< 10 feet
	(Not fire-resistance rated)	Comply with Section *CRC Sec R337.9 or CBC Sec.709A*	>10 feet

Openings in walls	Not allowed	N/A	< 5 feet
	25% maximum of wall area	Apply for Alternate Methods and Materials	> 5 feet
	25% maximum of wall area	Comply with Section *R337.8 or CBC Sec 708A*	>10 feet
	Unlimited	Comply with Section *R337.8 or CBC Sec 708A*	> 20 feet
Penetrations	All	Comply with Section *R302.4 or CBC 714.3*	< 10 feet
		Comply with Section *R327.6 or CBC 706A*	> 10 feet

For SI: 1 foot = 304.8 mm.

Table 4905.4 (b)
Exterior Walls, within State Responsibility Area, without Automatic Residential Fire Sprinkler Protection

Exterior Wall Element		**Minimum Fire-Resistance Rating**	**Minimum Fire Separation Distance**
Walls	(Fire-resistance rated)	1 hour-tested in accordance with ASTM E 119 or UL 263 with exposure from both sides	< 10 feet
	(Not fire-resistance rated)	Comply with Section *R337.7 or CBC Sec 707A*	>10 feet
Projections	(Fire-resistance rated)	1 hour on the underside	< 10 feet
	(Not fire-resistance rated)	Comply with Section *R337.9 or CBC Sec.709A*	>10 feet
Openings in walls	Not allowed	N/A	< 10 feet
	25% maximum of wall area	Comply with Section *R337.8 or CBC Sec 708A*	> 10 feet
	Unlimited	Comply with Section *R337.8 or CBC Sec 708A*	>20 feet
Penetrations	All	Comply with Section *R302.4 or CBC 714.3*	< 10 feet
		Comply with Section *R337.6 or CBC 706A*	>10 feet

For SI: 1 foot = 304.8 mm.

CHAPTER 53
COMPRESSED GASES

6-2-1103 California Fire Code, Section 5307.2 is amended to delete exception #1.

6-2-1104 California Fire Code, Section 5307.3.2.1 is added to read:

5307.3.2.1 Gas Detection System. Indoor storage and use areas and storage buildings shall be provided with a gas detection system complying with Section 916.

CHAPTER 56
EXPLOSIVES AND FIREWORKS

6-2-1105 California Fire Code, Section 5608.1.2 is added to read:

5608.1.2 Permit Required. A permit shall be obtained from the fire code official in accordance with Section 105.6 prior to the performance of any firework display. Application for such approval shall be made in writing no less than twenty (20) days prior to the proposed display. The application shall be considered and acted upon by the fire code official or authorized designee pursuant to this Chapter and Title 19, Chapter 6, Article 3 - Licenses of the California Code of Regulations. Any permit for a fireworks display may be suspended or revoked at any time by the Fire code official or authorized designee.

6-2-1106 California Fire Code, Section 5608.2 is added to read:

5608.2 Limitations. Possession, storage, offer or expose for sale, sell at retail, gift or give away, use, explode, discharge, or in any manner dispose of fireworks is prohibited within the limits established by law as the limits of the districts in which such possession, storage, offer or exposure for sale, retail sale, gifting, use, explosion, discharge, or disposal of fireworks is prohibited

Exception: Firework displays authorized pursuant to section 5608.1 for which a permit has been issued.

CHAPTER 57
FLAMMABLE AND COMBUSTIBLE LIQUIDS

6-2-1107 California Fire Code, Section 5704.2.9.6.1 is amended to read:

5704.2.9.6.1 Locations Where Above-Ground Tanks Are Prohibited. Storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited within the limits established by law as the limits of the districts in which such storage is prohibited in any area as established by applicable land-use and zoning standards.

6-2-1108 California Fire Code, Section 5706.2.4.4 is amended to read:

5706.2.4.4 Locations Where Above-Ground Tanks are Prohibited. Storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited within the limits established by law as the limits of the districts in which such storage is prohibited in any area as established by applicable land-use and zoning standards.

6-2-1109 California Fire Code, Section 5707 is deleted.

CHAPTER 58
FLAMMABLE GASES AND FLAMMABLE CRYOGENIC FLUIDS

6-2-1110 California Fire Code, Section 5806.2 is amended to read:

5806.2 Limitations. Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited within the limits established by law as the limits of the districts in which such storage is prohibited in any area as established by applicable land-use and zoning standards.

CHAPTER 61
LP GASES

6-2-1111 California Fire Code, Section 6104.2 is amended to read:

6104.2 Maximum Capacity Within Established Limits. Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons in any area as established by applicable land-use and zoning standards.

Exception: (No change)

6-2-1112 California Fire Code, Section 6107.5 is added to read:

6107.5 Seismic Anchoring. An approved seismic anchoring system shall be installed on all permanently installed, propane/LPG gas containers.

CHAPTER 80
REFERENCED STANDARDS

6-2-1113 California Fire Code, NFPA, Section 13-22, Section 29.4.1 is amended to read:

29.4.1 The installing contractor shall identify a hydraulically designed sprinkler system with permanently raised, stamped or etched marked weatherproof metal or ridged plastic sign secured with corrosion resistant wire, chain, or other approved means.

6-2-1114 California Fire Code, NFPA, Section 13-22, Section 29.5.1 is amended to read:

29.5.1 The installing contractor shall identify a pipe schedule sprinkler system with permanently raised, stamped or etched marked weatherproof metal or ridged plastic sign secured with corrosion resistant wire, chain, or other approved means.

6-2-1115 California Fire Code, NFPA, Section 13D-16, Section 5.1.1.2 is amended to read:

5.1.1.2 A supply of at least three sprinklers shall be maintained on the premises so that any sprinklers that have operated or been damaged in any way can be promptly replaced.

6-2-1116 California Fire Code, NFPA, Section 13D-16, Section 5.1.1.2.1 is added to read:

5.1.1.2.1 The sprinklers shall correspond to the types and temperature ratings of the sprinklers in the property. The stock sprinklers shall include not less than one sprinkler of all types and ratings installed.

6-2-1117 California Fire Code, NFPA, Section 13D-16, Section 5.1.1.2.2 is added to read:

5.1.1.2.2 The sprinklers shall be kept in a mounted and accessible cabinet located where the temperature to which they are subjected will at no time exceed the maximum ceiling temperatures specified in Table 5.1.1.6.1 for each of the sprinklers within the cabinet.

6-2-1118 California Fire Code, NFPA, Section 13D-16, Section 5.1.1.3 is added to read:

5.1.1.3 One sprinkler wrench as specified by the sprinkler manufacture shall be provided in the cabinet for each type of sprinkler installed to be used for the removal and installation of sprinklers in the system.

6-2-1119 California Fire Code, NFPA, Section 13D-16, Section 6.2.3.4 is added to read:

6.2.3.4 Exterior pumps shall be installed in a ventilated and weather protected area or shelter or in accordance with the manufacturer's recommendations.

6-2-1120 California Fire Code, NFPA, Section 13D-16, Section 7.2.7 is added to read:

7.2.7 An inspectors test valve shall be provided and installed at the furthest most remote location of the system.

6-2-1121 California Fire Code, NFPA, Section 13D-16, Section 7.6 is added to read:

7.6 Alarms. A local waterflow alarm shall be provided on all sprinkler systems on the exterior of the home within 10 feet of the riser location, or as approved by the fire code official.

APPENDIX B
FIRE-FLOW REQUIREMENTS FOR BUILDINGS

6-2-1122 California Fire Code Section Appendix B, Section B101.1 is amended to read:

B101.1 Scope. The procedure for determining fire-flow requirements for buildings or portions of buildings hereafter constructed shall be in accordance with this Appendix. This Appendix does not apply to structures other than buildings. This section applies to residential and commercial developments. Design and construction shall be in accordance with the following sections unless otherwise authorized by the fire code official in accordance with Chapter 1, Division II, Section 104.9 Alternative Materials and Methods.

6-2-1123 California Fire Code Section Appendix B, B103.3 is amended to read:

B103.3 Areas Without Water Supply Systems. For information regarding water supplies for firefighting purposes in rural and suburban areas in which adequate water supply systems do not exist, the fire code official is authorized to utilize NFPA 1142, the International Wildland-Urban Interface Code.

6-2-1124 California Fire Code Section Appendix B Table B105.2 is amended to read:

TABLE B105.2
Required Fire-Flow for Buildings Other Than One- and Two-Family Dwellings, Group R-3 and R-4 Buildings and Townhouses

AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE-FLOW (gallons per minute)	FLOW DURATION (hours)
No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2)
Section 903.3.1.1 of the *California Fire Code*	50% of the value in Table B105.1(2)[a]	Duration in Table B105.1(2) at the reduced flow rate
Section 903.3.1.2 of the *California Fire Code*	50% of the value in Table B105.1(2)[a]	Duration in Table B105.1(2) at the reduced flow rate

For SI: 1 gallon per minute = 3.785 L/m.

a. The reduced fire-flow shall be not less than 1,500 gallons per minute.

APPENDIX C
FIRE HYDRANT LOCATIONS AND DISTRIBUTION

6-2-1125 California Fire Code Section Appendix C, Section C101.1 is amended to read:

C101.1 Scope. In addition to the requirements of Section 507.5.1 of the California Fire Code fire hydrants shall be provided in accordance with this Appendix for the protection of buildings, or portions of buildings, hereafter constructed or moved into the jurisdiction. This section applies to residential and commercial developments.

Design and construction shall be in accordance with the following sections unless otherwise authorized by the fire code official in accordance with Chapter 1, Division II, Section 104.9 Alternative Materials and Methods.

Exception: Group B, S-2 and U occupancies having a floor area not exceeding 1,000 square feet, primarily constructed of noncombustible exterior walls with wood or steel roof framing, having a Class A roof assembly, with uses limited to the following or similar uses:

1. California State Parks buildings of an accessory nature (restrooms).
2. Safety Roadside Rest Areas (SRRA), public restrooms.
3. Truck Inspection Facilities (TIF), CHP office space, and vehicle inspection bays.
4. Sand/salt storage buildings, storage of sand and salt.
5. Volunteer fire facilities, including office space and vehicle storage bays.

6-2-1126 California Fire Code Section C103.1 is amended to read:

C103.1 Hydrant Spacing. Fire apparatus access roads and public streets providing required access to buildings in accordance with Section 503 of the California Fire code shall be provided with one or more fire hydrants, as determined by Section C102.1. Where more than one fire hydrant is required, the distance between required fire hydrants shall be approved by the fire code official.

APPENDIX D
FIRE APPARATUS ACCESS ROADS

6-2-1127 California Fire Code Section Appendix D, Section D101.1 is amended to read:

D101.1 Scope. Fire apparatus access roads shall be in accordance with this Appendix as amended and all other applicable requirements of the California Fire Code. This section applies to residential and commercial developments. Design and construction shall be in accordance with the following sections unless otherwise authorized by the fire code official in accordance with 104.9 Alternative Materials and Methods.

Exception: One- and two-family residential dwellings; detached U occupancy buildings less than 1,000 square feet in area accessory to a one- or two-family dwelling; and agricultural exempt buildings less than 8,000 square feet in area may comply with the fire apparatus access road requirements of the Town of Windsor.

6-2-1128 California Fire Code Section Appendix D, Section D102.1 is amended to read:

D102.1 Access and Loading Commercial. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds or as approved by the fire code official.

6-2-1129 California Fire Code Appendix D Section D103.1 is deleted.

6-2-1130 California Fire Code Appendix D Section D103.2 is amended to read:

Dl03.2 Grade. Fire apparatus access roads shall be in accordance with the Town of Windsor Standards or as approved by the fire code official.

6-2-1131 California Fire Code Appendix D Section D103.3 is amended to read:

D103.3 Turning Radius. The minimum turning radius shall be determined by Town of Windsor Standards or as approved by the fire code official.

6-2-1132 California Fire Code Appendix D Section D103.4 is amended to read:

D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet (45,720 mm) shall be provided with width and turnaround provisions in accordance with the Town of Windsor Standards or as approved by the fire code

official.

6-2-1133 California Fire Code Appendix D Table D103.4 is deleted.

6-2-1134 California Fire Code Appendix D Section D103.6 is amended to read:

Dl03.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING-FIRE LANE signs complying with the California Vehicle Code.

6-2-1135 California Fire Code Appendix D Section D103.6.1 is deleted.

6-2-1136 California Fire Code Appendix D Section D103.6.2 is deleted.

6-2-1137 California Fire Code Appendix D Section D104.3 is amended to read:

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses unless otherwise approved by the fire code official.

6-2-1138 California Fire Code Appendix D Section D106.1 is amended to read and the exception deleted as follows:

D106.1 Projects Having More Than 50 Dwelling Units. Multiple-family residential projects having more than 50 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

6-2-1139 California Fire Code Appendix D Section D106.2 is deleted.

6-2-1140 California Fire Code Appendix D Section D106.3 is amended to read:

D106.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses unless otherwise approved by the fire code official.

6-2-1141 California Fire Code Appendix D Section D107.1 exceptions #1 and #2 are deleted.

6-2-1142 California Fire Code Appendix D Section D107.2 is amended to read:

D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of

the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses unless otherwise approved by the fire code official.

Article 11
CALIFORNIA EXISTING BUILDING CODE –TITLE 24, PART 10

7-2-1100 – CITATION OF SECTIONS
This article shall be known as the "CALIFORNIA EXISTING BUILDING CODE," and may be cited as such. For purposes of citation, the CALIFORNIA EXISTING BUILDING CODE, Part 10, 2022 Edition, including tables and appendices thereto; amended by the State of California and adopted by reference and amended by the Town of Windsor, are renumbered by adding "7-2-1100" et seq. before each section.

Article 12
CALIFORNIA GREEN BUILDING CODE –TITLE 24, PART 11

7-2-1200 – CITATION OF SECTIONS
This article shall be known as the "CALIFORNIA GREEN BUILDING STANDARDS CODE," and may be cited as such. It is intended that it shall also be known as the CALGreen Code. For purposes of citation, the CALIFORNIA GREEN BUILDING STANDARDS CODE, Part 11, 2022 Edition, including tables and appendices thereto; amended by the State of California and adopted by reference and amended by the Town of Windsor, are renumbered by adding "7-2-1200" et seq. before each section.

7-2-1201- SECTION A4.305 as Mandatory.

> **A4.305.1-GRAYWATER.** Alternative plumbing piping is installed to permit the discharge from the clothes washer or other fixtures to be used for an irrigation system in compliance with the California Plumbing Code.

7-2-1202 – SECTION A4.601.4.1
Section A4.601.4.1 of Appendix A4 of the California Green Building Standards Code is amended to read as follows:

> The project shall meet or exceed all of the mandatory measures in Chapter 4, Division A4.1, A4.3, A4.4 and A4.5, and Chapter 7 as applicable. The Tier 1 measures contained in this appendix are adopted as mandatory provisions.

7-2-1203 – SECTION A4.203.1
Section A4.203.1 of Appendix A4 of the California Green Building Standards Code is deleted.

7-2-1204 – SECTION A5.601.2.1
Section A5.601.2.1 of Appendix A5 of the California Green Building Standards Code is amended to read as follows:

To achieve CALGreen tier status, a project must meet all the mandatory measures in Chapter 5 and, in addition, meet the provisions of A5.1, A5.3, A5.4 and A5.5. The Tier 1 measures contained in this appendix are adopted as mandatory provisions.

7-2-1205 – SECTION A5.203.1
Section A5.203.1 of Appendix A5 of the California Green Building Standards Code is deleted.

Article 13
CALIFORNIA REFERENCED STANDARDS CODE –TITLE 24, PART 12

7-2-1300 – CITATION OF SECTIONS
This article shall be known as the "CALIFORNIA REFERENCED STANDARDS CODE," and may be cited as such. For purposes of citation, the CALIFORNIA REFERENCED STANDARDS CODE, Part 12, 2022 Edition, as published by the International Code Council, including tables and appendices thereto; amended by the State of California and adopted by reference and amended by the Town of Windsor, are renumbered by adding "7-2-1300"et seq. before each section.

CHAPTER 3
WOODBURNING APPLIANCES
Article 1
WOODBURNING APPLIANCES

7-3-100 – PURPOSE
The purpose of this Article is to reduce wood smoke pollution and enhance health and quality of life of citizens, as well as to contribute to improvements in regional air quality by reducing air pollutant emissions from woodburning appliances.

7-3-101 – DEFINITIONS
"**EPA**." Means the United States Environmental Protection Agency.

"**FIREPLACE**." Means any permanently installed masonry or factory-built woodburning appliance, including a pellet-fueled appliance, designed to be used with an air-to-fuel ratio greater than or equal to 35 to 1.

"**GARBAGE**." Means solid, semi-solid and liquid wastes generated from residential, commercial and industrial sources, including trash, refuse, rubbish, industrial wastes, asphalt products, manure, vegetable or animal solids and semisolid wastes, and other discarded solid and semisolid wastes.

"**GAS FIREPLACE**." Means any vented appliance whose primary function lies in the esthetic effect of the flames.

"**KITCHEN**." Means any room used or intended or designed to be used for cooking and preparing of food. Rooms that contain appliances or equipment such as microwaves, gas or electric ovens, gas or electric cooking surfaces, toaster ovens and similar appliances shall be considered a room or area intended or designed as a kitchen.

"**MASONRY FIREPLACE**." Means a hearth and fire chamber of solid masonry units such as bricks, stones, or masonry units or reinforced concrete provided with an approved chimney constructed on a foundation.

"**NEW CONSTRUCTION**." Means construction of new structures, including commercial structures, as well as any addition(s) to existing structures where the addition(s) effect current fireplace installations.

"**PAINT**." Means all exterior and interior house and trim paints, enamels, varnishes, lacquers, stains, primers, sealers, undercoating, roof coatings, wood preservatives, shellacs and other paints or paint-like products.

"**PAINT SOLVENT**." Means all original solvents sold or used to thin paints or to clean up painting equipment.

"**PELLET-FUELED APPLIANCE.**" Means any heat generating appliance that burns wood pellets to generate heat.

"**SOLID FUEL.**" Means wood or any other non-gaseous or non-liquid fuel.

"**TREATED WOOD.**" Means wood of any species that has been chemically impregnated, painted or similarly modified to improve resistance to insects or weathering.

"**WASTE PETROLEUM PRODUCTS.**" Means any petroleum product other than gaseous fuel that has been refined from crude oil and has been used, and as a result of use, has been contaminated with physical or chemical impurities.

"**WOODBURNING APPLIANCE.**" Means fireplace, wood heater, or pellet-fueled appliance or any similar device burning any solid fuel used for aesthetic or space-heating purposes.

7-3-102 - FIREPLACE WOOD-BURNING APPLIANCE
No new fireplace or new woodburning appliance shall be installed, constructed, or utilized except in accordance with this Article 13.

7-3-103 - UNAUTHORIZED APPLIANCES PROHIBITED
(a) It is unlawful to install or construct in any new construction a woodburning appliance that is not one of the following:

1. A masonry fireplace; or
2. A gas fireplace; or
3. A woodburning appliance designed primarily for food preparation; or
4. Any EPA certified wood heater which shall mean any wood heater that meets the standards in Title 40, Part 60, Subpart AAA, Code of Federal Regulations in effect at the time of installation and is certified and labeled pursuant to those regulations; or
5. Any fireplace certified by EPA should EPA develop fireplace certification standards or meeting equivalent standards to those listed in #4 above.

(a) This section shall apply to the repairs requiring a building permit, reconstruction or replacement of any lawful existing woodburning appliance.

This section shall not apply to a gas fireplace. However, the conversion of a gas fireplace to burn wood shall constitute the installation of a woodburning appliance and shall be subject to the requirements of this chapter.

7-3-104 – LIMITATIONS ON FUEL
(a) It is unlawful to burn the following in any fireplace or woodburning appliance:

1. coal;
2. garbage;
3. glossy or colored paper;
4. paint;
5. paint solvent;
6. particle board;

7. plastic or items made from plastic;
8. rubber or items made from rubber;
9. salt water driftwood;
10. treated wood; and
11. waste petroleum products.

7-3-105 – COMPLIANCE AND ENFORCEMENT
Any person who plans to install a woodburning appliance must submit documentation to the Town Building Inspection Division demonstrating that the appliance is an EPA certified wood heater, or a fireplace certified by EPA.

Any person violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished as provided by law.

CHAPTER 4
KEY REQUIREMENTS

Article 1
NEW BUILDING KEY REQUIREMENTS

7-4-100 – LEGISLATIVE PURPOSE
The purpose of this ordinance is to enhance the safety and security of owners and occupants of new residential and commercial buildings developed and built within the Town of Windsor.

7-4-101 – OBLIGATION OF DEVELOPER
The developer of all new residential and commercial buildings which are constructed under the same development plan shall assure that, upon occupancy of each individual residential or commercial unit, that each such unit has locks which use combinations which are interchange free from locks used or to be used in all other units which are developed as part of the same development plan; and that any "master key" or "builder key" will not work on such locks. As used herein "master key" and "builder key" mean any key used by the developer, its contractors, subcontractors, and agents during construction that allows access to all units.

Prior to sale, lease, or rental of any new residential or commercial building, the developer thereof shall certify under penalty of perjury, on a form provided by the Town Manager, that he has complied with the provisions of this ordinance with respect to the individual unit being sold, leased or rented.

7-4-102 – ENFORCEMENT AND VIOLATION
The Town Manager, or his or her designee, shall enforce the provisions of this ordinance. Violation of the provisions of this ordinance shall be an infraction.

SECTION 6. Severability

That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Town Council of the Town of Windsor hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

SECTION 7. Effective Date and Publishing

That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect 30 days after its adoption. The Town Clerk of the Town of Windsor shall cause this Ordinance to be published or to be posted in at least three (3) public places in the Town of Windsor in accordance with Section 36933 of the Government Code of the State of California.. Council authorizes the posting of the full text of the ordinance or publication of a summary of the ordinance pursuant to Government Code Section 36933 (c).

PUBLICATION OR POSTING

The Town Clerk of the Town of Windsor shall cause this Ordinance to be published, or to be posted in at least three (3) public places in the Town of Windsor, in accordance with Section 36933 of the Government Code of the State of California.

This Ordinance No. 2023-380 was duly introduced and passed, approved and adopted by the Town Council of the Town of Windsor at its regular meeting held on the 4th of October 2023, by the following vote:

AYES:	**COUNCILMEMBERS FUDGE, POTTER, WALL, VICE MAYOR SALMON AND MAYOR REYNOZA**
NOES:	**NONE**
ABSTAIN:	**NONE**
ABSENT:	**NONE**

Rosa Reynoza

ROSA REYNOZA, MAYOR

ATTEST:

IRENE CAMACHO-WERBY, TOWN CLERK