

TOWN OF SAN ANSELMO

ORDINANCE NO. 777

AN ORDINANCE ADOPTING THE UNIFORM FIRE CODE 1979 EDITION
BY REFERENCE ALONG WITH CHANGES AND MODIFICATIONS THERETO
NECESSARY BECAUSE OF LOCAL CONDITIONS

The San Anselmo Town Council does ordain as follows:

Section 1. Article 8 of Chapter 3 of Title 3 of the San Anselmo Municipal Code is hereby repealed and a new Article 8 enacted as follows:

ARTICLE 8 - UNIFORM FIRE CODE

Section 3-3.801. Adoption of the Uniform Fire Code

The Uniform Fire Code, published by the International Conference of Building Officials and the Western Fire Chief's Association, 1979 Edition, is hereby adopted by reference, subject to the definitions, amendments, deletions, and additions set forth in this article.

Section 3-3.802. Establishment and Duties of the Bureau of Fire Prevention

(a) The Uniform Fire Code shall be enforced by the Bureau of Fire Prevention of the Fire Department of the Town, which Bureau is hereby established and which shall be operated under the supervision of the Chief of the Fire Department.

(b) The Chief in charge of the Bureau of Fire Prevention shall be appointed by the Chief of the Fire Department on the basis of an examination to determine his or her qualifications.

(c) The Chief of the Fire Department may detail such members of the Fire Department as inspectors as shall from time to time become necessary.

Section 3-3.803. Definitions

(a) "Jurisdiction" means the Town of San Anselmo.

(b) "Corporation counsel" means the Town Attorney for the Town of San Anselmo.

(c) "Chief of the Bureau of Fire Prevention" means the Fire Marshal of the Town of San Anselmo.

(d) "Fire flow" means the rate of flow needed for fire fighting purposes to confine a major fire to a building as estimated in accordance with the current edition of "Guide for Determination of Required Fire Flow" published by the Insurance Services Office.

(e) "Firebreak" means a continuous strip of land upon which all rubbish, weeds, grass, or other combustible growth which could be expected to burn when dry, has been fireproofed or removed in order to prevent the surface extension of fire from one area to another.

(f) "Fire trail" or "Fire road" means a graded firebreak of sufficient width, surface, and design to provide access for men and equipment to suppress and assist in preventing the surface extension of fires.

(g) "Fuel break" means a firebreak or fire trail of sufficient width to prevent airborne, radiated, or surface extension of fire.

Section 3-3.804. Storage of Flammable Combustible Liquids in Outside Above-Ground Tanks

(a) The limits referred to in Section 79.201 of the Uniform Fire Code in which the storage of flammable or combustible liquids in outside, above-ground tanks is prohibited, are hereby established to be throughout the entire Town of San Anselmo.

(b) The limits referred to in Section 79.601 of the Uniform Fire Code in which new bulk plans for flammable or combustible liquids are prohibited are hereby established to be throughout the entire Town of San Anselmo.

Section 3-3.805. Bulk Storage of Liquefied Petroleum Gases

The limits referred to in Section 82.105(a) of the Uniform Fire Code in which bulk storage of liquefied petroleum gas is prohibited are hereby established to be throughout the entire Town of San Anselmo.

Section 3-3.806. Storage of Explosives and Blasting Agents

The limits referred to in Section 77.106(b) of the Uniform Fire Code in which storage of explosives and blasting agents is prohibited are hereby established to be throughout the entire Town of San Anselmo.

Section 3-3.807. Amendments to the Uniform Fire Code 1979 Edition

There are many houses and structures within the Town of San Anselmo which were built before the publication of the Uniform Code in a manner particularly susceptible to fire danger, and which contain substandard electrical wiring and lack safe means of egress. Present roadways and water distribution systems to many areas are inadequate for fire fighting purposes. The topography, climate and vegetation within the Town create a particularly hazardous fire danger during six months of every year. It is therefore necessary that the following changes, modifications and amendments to the Uniform Fire Code, 1979 Edition, as adopted by section 3-3.801, be made.

Section 2.105 of Article 2 is amended to read:

The Chief and each member of the department charged with the enforcement of this code shall have the powers of a police officer while performing their duties under this code.

Section 2.205. The expression "registered mail" referred to in section 1.211 shall mean "certified mail."

Section 3.102 is amended to add the following

No unauthorized person shall unlock any gate, door, barrier, lock, or trespass on, or into, any building or area which has been duly posted or secured by

the Chief or any duly authorized representative for the purpose of investigating arson, safety of persons, or property.

Section 9.107. The Electric Code referred to in Section 9.107, the Uniform Building Code referred to in Section 9.123 and the Mechanical Code as referred to in Section 9.115 shall mean the current edition as adopted by the Town of San Anselmo.

Section 10.205(b) of Article 10 is amended to read:

No person except a public officer acting within the scope of his or her duties shall trespass upon any road or trail which has been closed or obstructed as provided herein, nor shall any person stop or park any vehicle so as to obstruct the entrance to or the traveled way of any such road or trail. Any vehicle causing such obstruction shall be towed at the vehicle owner's expense.

Section 10.209 is added to read as follows:

10.209 Summary Removal

The Chief or his authorized representative may summarily order the removal of any material, including any vehicle, at the owner's expense, which is in violation of the Uniform Fire Code, Sections 10.205 (parking on fire roads) 10.206 (obstruction of fire protection equipment), 10.208 (access roadways for fire apparatus) or when such material or vehicle(s) is by the Chief or his representative determined to be a potential hazard and/or is leaking fuel, butane, propane, or other flammable explosive or toxic substance.

Section 10.210 is added to read as follows:

10.210 False Alarms

When a fire alarm or fire alarm system in any non-residential unit causes frequent false alarm responses, the Fire Chief may make a determination as to the cause of false alarms. If it is determined that the system is malfunctioning, the alarm company producing the system shall be responsible. If it is determined the false alarms are due to negligence of the occupants or the owners, the owners or occupants shall be responsible. The Chief shall have the authority to impose the costs of responding to the false alarm(s) on the responsible party.

Section 10.301 is amended to provide:

(a) The Chief shall designate the type and number of fire appliances to be installed and maintained in and upon all buildings, structures and land within the Town of San Anselmo. Such appliances shall be installed in accordance with the probable severity, rapidity and spread of any likely fire. Portable fire extinguishers shall be in accordance with the Uniform Fire Code standard No. 10-1.

(c) is amended by the deletion of the second paragraph and the addition of the following:

Water supply, for such fire protection, life safety systems and appliances, will be provided by the Marin Municipal Water District.

Section 10.302 is amended by the addition of the following subsection:

(c) All sprinkler system and wet standpipe system valves shall be sealed in the open and operating position with a readily destructible device. Such device shall be tagged to indicate the valve shall not be closed or the system rendered inoperable without notifying the Chief or his authorized representative.

Section 10.307 is amended by the addition of subsections (e), (f), and (g) as follows:

(e) Every new building constructed for non-residential occupancies over 5,000 square feet but less than 7,000 square feet in area shall have installed therein an approved fire detection (products of combustion) system in accordance with the standards as established by the National Fire Protection Association. Said system shall be connected to an approved supervised Underwriters Laboratories listed central station.

Exceptions: Buildings of type I construction as defined by the Uniform Building Code, Chapter 18 and type II construction as defined by the Uniform Building Code, Chapter 19 are exempt.

(f) No single family dwelling or multiple family occupancy shall be sold and no structural repair or alteration requiring a permit by the Uniform Building Code of a value in excess of One Thousand (\$1,000) Dollars shall be made thereto unless and until the structure has installed therein an approved products of combustion system which has been approved by the Fire Marshal of the State of California. The detectors shall be sensitive to any of the products of combustion. Detectors sensitive only to heat are not acceptable. Alarm signaling devices shall be clearly audible in all bedrooms when intervening doors are closed. For the purpose of installation and maintenance, the applicable sections of National Fire Protection Association pamphlet number 74, "Standard for the Installation, Maintenance, and Use of a Household Fire Warning System" shall be considered acceptable engineering practices.

(g) When a fire alarm or fire alarm system in any non-residential unit causes frequent false alarm responses, the Fire Chief may make a determination as to the cause of the false alarms. If it is determined that the system is malfunctioning, the alarm company producing the system shall be responsible. If it is determined the false alarms are due to negligence of the occupants or the owners, the owners or occupants shall be responsible. The Chief shall have the authority to impose the costs of responding to the false alarm(s) on the responsible party.

Section 10.309(a) is amended by the addition of the following:

Installation, inspection, and maintenance of automatic sprinkler systems shall meet the standards of National Fire Protection pamphlet #13, and Uniform Building Code Standards 38-1 and 38-2.

No automatic sprinkler system shall be installed without a permit. No occupancy of any building shall be approved until said system has been inspected and accepted as being in compliance with the standards set forth in this subsection.

Automatic sprinkler systems may be omitted, with the approval of the Fire Chief as follows:

(1) In buildings or areas of buildings that have occupancies

with high values, noncombustible contents or contents highly susceptible to water damage.

(2) When in the opinion of the Fire Chief, contents or processes are of such a particular nature, that the installation of a standard automatic sprinkler system would cause damage to those contents or processes.

Those buildings or parts of buildings for which the automatic sprinkler system requirements is excepted pursuant to this subsection shall be equipped with a fire detection system (see Section 10.307) or extinguishing system (See Section 10.308) of a tested and approved design. Installation of these systems shall be in conformance with the standards of the National Fire Protection Association, Pamphlets #11 and #11A for Foam Extinguishing Systems, #12 and #12A for Carbon Dioxide and Halogenated Extinguishing Systems, #17 for Chemical Extinguishing Systems, and #71, #72A, #72B, #72C, and #72D for Signalling Systems.

Section 10.309(b) is amended by the addition of subsection 1 E as follows:

E. A standard automatic sprinkler system shall be installed throughout all new non-residential buildings of 7,000 or more square feet provided that buildings of fewer than 7,000 square feet falling under the provisions of Chapter 38 of the Uniform Building Code may also be required to install such a system. Excepted from this requirement are: Buildings of type I construction as defined by the Uniform Building Code, Chapter 18 and buildings of type II construction as defined by the Uniform Building Code, Chapter 19.

Area separation walls may be permitted as provided in section 505(d) of the Uniform Building Code for 4-hour walls for the separation of buildings in excess of 7,000 square feet. Increases may be permitted as provided in section 506(c) when the requirements of this subsection are applicable.

Section 10.310(b) is amended by the addition of the following:

Where the nature of the occupancy, type of construction, physical layout, or geographical conditions warrant, the Chief or his authorized representative may require the installation of standpipes in buildings, structures, or on the land other than provided in table No. 10.310.

Section 11.203(c) is amended by the addition of a second paragraph as follows:

Boiler rooms, mechanical rooms, and electrical panel rooms shall not be used for the storage of combustible merchandise, material or equipment.

Section 11.207 is added to read as follows:

11.207 Combustible Storage in Concealed Spaces or Attics.


Where the accumulation of combustible storage constitutes a hazard or menace to fire in concealed spaces or attic areas of buildings, other than in private dwellings, such storage shall be removed or fire resistive construction provided for the protection of said storage areas.

Section 12.101 is amended by the addition of the following:

Exits serving every building or structure shall be maintained in accordance with Chapter 33 of the Uniform Building Code.

Exits serving every building, structure of confined area which is used or intended to be used at any time for human occupancy, shall be maintained in accordance with this section. Buildings or structures without adequate egress shall be subject to the abatement procedures specified in section 2.201. No exit or part thereof shall be altered in any way without prior approval by the Building Inspector.

Dated: December 11, 1979.



A. C. SIGNORELLI, MAYOR

ATTEST:



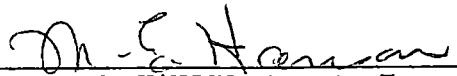
M. E. HANSON, Deputy Town Clerk

The foregoing ordinance was read and introduced at a regular meeting of the San Anselmo Town Council held on November 13, 1979, and was thereafter at a regular meeting of the Town Council held on December 11, 1979, duly passed and adopted by the following vote:

AYES: Councilmen Toal, Convis, Reed, Capurro, Signorelli

NOES: None

ABSENT: None



M. E. HANSON, Deputy Town Clerk