

1 **Section 1: Chapter XII of the Albany Municipal Code, Section 12-6.1 titled**
2 **“Adoption of Building Codes ” is hereby amended as follows:**

3
4 a. California Building Standards Code.

5
6 The ~~2013~~ 2016 edition of the California Building Standards Code located in
7 Title 24 of the California Code of Regulations is hereby adopted as published by the
8 California Building Standards Commission, and are hereby adopted as part of the
9 Albany City Code as if set forth here word for word by reference. A copy of these
10 codes shall be available for public review in the Community Development
11 Department of the City of Albany.

12
13 The adopted codes shall regulate and govern the condition and maintenance of
14 all property, buildings, and structures by providing the standards for the supply of
15 utilities and facilities and other physical things and conditions essential to ensure the
16 structures are safe, sanitary, and fit for occupation and use; and for the condemnation
17 of buildings and structures unfit for the human occupancy and use, and the demolition
18 of such structures as herein provided; providing for the issuance of permits and
19 collections of fees therefor; and each of the regulations, provisions, penalties,
20 conditions, and terms of said codes are hereby referred to, adopted, and a part hereof
21 as if fully set forth herein with the additions, insertions, deletions, and changes, if
22 any, prescribed by this Chapter.

23
24 The codes adopted herein are considered to be complementary and
25 supplementary to any other provisions contained in the Albany Municipal Code and
26 may be imposed, at the discretion of the building official, as the operative code
27 provisions in the event of a conflict with other provisions contained in the Albany
28 Municipal Code.

29
30 **Section 2: Chapter XII of the Albany Municipal Code, Section 12-6.1.b titled**
31 **“Additions and Amendments to the California Building Standards Code” is**
32 **hereby amended as follows:**

33
34 12-6.1.b.4 Adoption of Building Codes.

35
36 Deleted in its entirety and replaced with the following:

37
38 12-6.1.b.4 Adoption of Building Codes.

39
40 4. The following sections are adopted for the administration of the California
41 Building Standards Code in the City of Albany:

- 42
43 a) California Building Code Chapter I, Division II
44 b) California Building Code, Appendix B Board of Appeals
45 b) California Building Code, Appendix H Signs
46 c) California Building Code, Appendix J Grading

- 1 d) California Residential Code Chapter 1, Division II
- 2 e) California Residential Code, Appendix E Manufactured Housing
- 3 f) California Residential Code, Appendix H Patio Covers
- 4 g) California Residential Code, Appendix J Existing Buildings and
- 5 Structures
- 6 h) California Residential Code, Appendix R Light Straw-Clay
- 7 Construction
- 8 i) California Residential Code, Appendix S Light Strawbale Construction
- 9 j) California Residential Code, Appendix U Solar-Ready Provisions
- 10 k) California Mechanical Code Chapter 1, Division II, except Section
- 11 104.5 (Fees). Fees shall be established by resolution of the City
- 12 Council.
- 13 l) California Plumbing Code Chapter 1, Division II, except Section 104.5
- 14 (Fees). Fees shall be established by resolution of the City Council.
- 15 m) California Green Building Code Mandatory measures. To address
- 16 local environmental conditions, the City Council may establish, by
- 17 resolution and periodically review and update, more stringent
- 18 voluntary measures contained in the California Green Building
- 19 Standards Code appendices.

20
 21 **Section 3: Chapter XI of the Albany Municipal Code, Section 11-2 titled**
 22 **“Adoption of the California Fire Code” is hereby amended as follows**

23
 24 **11-2.1 Adoption of the California Fire Code.**

25
 26 The California Fire Code, ~~2013~~ 2016 edition, including Appendices B, C, D, E,
 27 F, G, H, I, K, as published by the International Code Council, and by reference the
 28 International Fire Code, ~~2012~~ 2015 edition. With the additions, insertions, deletions,
 29 and changes, prescribed in Section 11-2.2 of this chapter is hereby adopted as the Fire
 30 Code of the City of Albany. A copy of the Fire Code shall be maintained for public
 31 review in the office of the Albany Fire Department. The Fire Code shall regulate and
 32 govern the safeguards of life and property from fire and explosion hazards arising from
 33 the storage, handling and use of hazardous substances, materials and devices, and from
 34 conditions hazardous to life or property in the occupancy of buildings and premises as
 35 herein provided; providing for the issuance of permits and collection of fees therefor;
 36 and each and all of the regulations, provisions, penalties, conditions and terms of said
 37 Fire Code.

38
 39 **Section 4: Chapter XI of the Albany Municipal Code, Section 11-2 titled “Local**
 40 **Amendments to California Fire Code ” is hereby amended as follows**

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 42 **11-2.2 Local Amendments to California Fire Code**

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 44 Deleted in its entirety and replaced with the following:
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11-2.2 Local Amendments to California Fire Code.

Chapter 1 Scope and Administration.

Chapter 1 Scope and Administration amended as follows:

101.1 Title. Section 101.1 amended as follows:

101.1 Title. These regulations shall be known as the Fire Code of the City of Albany, herein after referred to as “this code.”

102 Applicability. Section 102.1 amended by adding item 5 as follows:

102.1 Construction and design provisions. The construction and design provisions of this code shall apply to:

5. Where not otherwise limited by law, the provisions of this Code shall apply to vehicles, ships, boats, mobile vehicles, and modular homes when fixed in a specific location within the boundaries of this jurisdiction.

104 General Authority and Responsibility. Section 104.2. amended by adding Sections 104.2.1 and 104.2.2 as follows:

Section 104.2.1 is amended by adding subsection to read as follows:

Section 104.2.1 Plan Review. Whenever any land is to be developed or a building is to be constructed, before undertaking any construction or development, Applicants shall submit building plans and specifications to the Albany Fire Department which includes an aerial pre-fire plan for said Department's retention and review for compliance with this ordinance and other applicable regulations.

Section 104.2.2 is amended by adding subsection to read as follows:

Section 104.2.2. Development Requirements. This section shall be applicable whenever any land is developed or a building is constructed or improved which would require:

1. Provision of a water supply for fire protection;
2. Provision of access for fire apparatus;
3. An occupancy for the storage, handling, or use of any hazardous substance, material process or device;
4. Occupancies for which a fire department has responsibility for enforcement of laws or ordinances for fire safety or for the preservation of property or lives; or
5. Provisions to control the spread of fire.

Section 104.12 is amended by adding subsection to read as follows:

1
2 **Section 104.12. Fire Chief Fire Prevention Scope.** The Fire Chief may order,
3 in writing, the correction, elimination or abatement of any fire or life hazard or any
4 violation of this Ordinance including the code and standards incorporated by reference
5 herein when the correction, elimination or abatement is necessary for the prevention or
6 suppression of fires or conflagrations or for the protection or preservation of life or
7 property against the hazards of fire or conflagration.

8
9 105.4.3 Applicant Responsibility. Section 105.4.3 amended by adding section
10 105.4.3.1 as follows:

11
12 105.4.3.1 Responsibility of Permittee. Approved Permits shall be presumed by
13 the city to incorporate all of the work that the applicant, the applicant's agent,
14 employees and/or contractors shall carry out. Said proposed work shall be in
15 accordance with the approved plans and with all requirements of this code and any
16 other laws or regulations applicable thereto. No City approval shall relieve or exonerate
17 any person from the responsibility of complying with the provisions of this code nor
18 shall any vested rights be created for any work performed in violation of this code.

19
20 105.6 Required operational permits.

21
22 Section 105.6 amended as follows:

23
24 Required operational permits. The fire code official is authorized to issue
25 operational permits for the operations set forth in sections 105.6.1 through - 105.6.56.

26
27 105.6.50 Christmas tree sales. An operational permit is required to use a
28 property for the purpose of selling cut Christmas trees, see applicable provisions of
29 Chapter 3 General Precautions Against Fire.

30
31 105.6.51 Pumpkin patches/lots. An operational permit is required to use a
32 property for the purpose of selling pumpkins and associated seasonal items, see
33 applicable provisions of Chapter 3 General Provisions Against Fire.

34
35 105.6.52 Firework aerial display. An operational permit is required to conduct a
36 firework display regulated by California Code of Regulations Title 19 and this code,
37 see Chapter 56.

38
39 105.6.53 Model rockets. An operational permit is required to launch model
40 rockets, see California Code of Regulations Title 19, Division 1, Article 17.

41
42 105.6.54 Asphalt kettles. An operational permit is required to operate and use
43 asphalt kettles, see applicable provisions of Chapter 3 General Provisions Against Fire.
44

1 105.6.55 Battery Systems. A permit is required to operate stationary lead acid
2 battery systems having a liquid capacity of more than 50 gallons (189L) pursuant to
3 Section 608.

4
5 105.6.56 Temporary Haunted Houses, Ghost Walks and Similar Amusement
6 Uses. An operational permit shall be required for haunted houses, ghost walks, or
7 similar amusements in accordance with Appendix K.

8
9 Section 105.7 amended as follows:

10
11 105.7 Required construction permits. Required construction permits. The fire
12 code official is authorized to issue construction permits for operations set forth in
13 Sections 105.7.1 through 105.7.23.

14
15 105.7.19 Construction, alteration, or renovation of a building for which a
16 building permit is required. A construction permit is required to construct, add to, alter,
17 renovate, rebuild, or move into the jurisdiction a structure for which a building permit
18 is required.

19
20 105.7.20 Subdivision of land. Plans shall be submitted for all land
21 developments and/or improvements proposed within the jurisdiction.

22
23 105.7.21 Water supply for fire protection.

24
25 105.7.22 Access for fire apparatus. A construction permit is required to install,
26 improve, modify, or remove public or private roadways, driveways, gates and bridges
27 for required fire apparatus access.

28
29 105.7.23 Medical gas system. A construction permit is required for the
30 installation of or modification to a medical gas system, see Section 5306.

31
32 108.3 Qualifications.

33
34 Section 108.3 amended as follows:

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36 108.3 Qualifications. The board of appeals shall consist of members from the
37 Planning and Zoning Commission of the City of Albany.

38
39 109.4 Violation.

40
41 Section 109.4 amended as follows:

42
43 109.4 Violations. Persons who shall violate a provision of this code or shall fail
44 to comply with any of the requirements thereof or who shall erect, install, alter, repair
45 or do work in violation of the approved construction documents or directive of the fire
46 code official, or of a permit or certificate used under provisions of this code, shall be

1 guilty of a misdemeanor, punishable by the limits set forth in the City of Albany
2 Municipal Code.

3
4 111.4 Failure to comply.

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6 Section 111.4 amended as follows:

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8 111.4 Failure to comply. Any person who shall continue any work after having
9 been served with a stop work order, except such work as that person is directed to
10 perform to remove a violation or unsafe condition shall be liable to a fine of not less
11 than 500 dollars or not more than 5,000 dollars.

12 13 **Chapter 2 Definitions**

14
15 Section 202 is amended to include the following definitions:

16
17 Public nuisance. Is a declaration by the fire code official that the presence of
18 combustible materials on a parcel creates a fire hazard.

19
20 Weeds. Means all weeds, vegetative combustible materials, growing upon streets or
21 private property in the City of Albany and includes any of the following:

- 22 1. Weeds, which bear seeds of a fluffy nature or are subject to flight.
- 23 2. Sagebrush, chaparral, and any other brush or weeds which, attains such large
24 growth as to become, when dry, a fire menace to adjacent improved property.
- 25 3. Weeds which are otherwise noxious or dangerous.
- 26 4. Poison oak and poison sumac when the conditions of growth are such as to
27 constitute a menace to public health.

28 29 **Chapter 3 General Precautions Against Fire**

30
31 301.2 Permits

32
33 Section 301.2 amended to read as follows:

34
35 301.2 Permits. Permits shall be required as set forth in Section 105.6 for the
36 activities or uses regulated by 303, 306, 307, 308 and 315.

37
38 304.1 Waste accumulation prohibited.

39
40 Section 304.1 amended to include section 304.1.4 as follows:

41
42 304.1.4 Public nuisance. The Fire Marshal or his/her designee shall notify the
43 property owner in writing of said dangerous accumulations which must be abated by
44 the removal of all debris and weeds posing a fire hazard.

45
46 Chapter 4 Emergency Planning and Preparedness

1
2 401.5 Making false report. Section 401.5 amended to add section 401.5.1 as follows:
3

4 Section 401.5.1 False/Nuisance alarm fee. A fee may be charged for
5 false/nuisance alarms according to the master fee schedule of the City.
6

7 **Chapter 5 Fire Service Features**

8

9 Section 506.1 is amended by adding Subsection 506.1 items number one (1) thru
10 number seven (7) to read as follows:
11

12 **Section 506.1 Where required.** Where access to or within a structure or an
13 area is restricted because of secured openings or where immediate access is
14 necessary for life-saving or fire-fighting purposes, the fire official is authorized to
15 require a Knox Rapid Entry System to be installed in an approved location. The
16 Knox Rapid Entry System shall be of an approved type listed in accordance with
17 UL 1037, and shall contain keys to gain necessary access as required by the fire
18 code official. If any of the following items listed (a) thru (g) is located at an
19 occupancy then a Knox Rapid Entry System shall be required.

- 20 a) **Fire suppression and standpipe systems.** When a building within the
21 city limits is protected by an automatic fire suppression and/or
22 standpipe system, it shall be equipped with a Knox Rapid Entry
23 System, installed at a location approved by the Fire Code Official or
24 designee.
- 25 b) **Automatic Alarm Systems.** When a building within the city limits is
26 protected by an automatic fire suppression and/or standpipe system, it
27 shall be equipped with a Knox Rapid Entry System, installed at a
28 location approved by the Fire Code Official or designee.
- 29 c) **Multi-family residential structures.** Multi-family residential
30 structures comprised of four (4) or more units which access to the
31 building or common areas or mechanical or an electrical room within
32 the building is denied through locked doors.
- 33 d) **Automatic Gates.** When a property is accessed through a gate or
34 cross arm that impedes ingress through required fire lanes by means of
35 a key or swipe card, it shall be equipped with a key switch to be
36 installed at a location approved by the Fire Code Official or designee.
- 37 e) **Security Padlock.** When a property is protected by a locked fence or
38 gate and where immediate access to the property is necessary for life
39 saving and firefighting purposes, it shall be equipped with a security
40 padlock to be installed at a location approved by the Fire Code
41 Official or designee. It shall then be the responsibility of the
42 Responsible Party to see that the fence or gate is secured properly so
43 that the security padlock is accessible.
- 44 f) **Construction Sites.** When a construction site is to be secured by a
45 locked fence or gate, that site will fall under section 2 subsection E,
46 during the duration of construction or until said fence or gate is

1 removed. It shall then be the responsibility of the construction
2 company to see that the fence or gate is secured properly so that the
3 security padlock is accessible.

- 4 g) **Security of Fire Department Connections (FDC).** When a building
5 is protected by an automatic sprinkler and/or standpipe system and the
6 fire department connection is exposed to vandalism, the Fire Code
7 Official or designee shall require that a security cap be installed.

8 **Exception:** This shall not apply to any owner occupied one and two
9 family dwellings. Owners of single and two family occupancies are
10 encouraged to participate voluntarily utilizing a residential key box.

11
12 Section 506.1.1 is amended to read as follows:

13
14 **Section 506.1.1 Locks.** An approved lock(s) shall be installed on gate(s), or
15 similar barrier(s) and security caps for all fire department connections to an
16 automatic sprinkler and/or standpipe system.

17
18 Section 506.1.3 is added to read as follows:

19
20 **Section 506.1.3 Knox Rapid Entry System storage cabinet contents.** Any
21 facility, firm, or corporation that handles, uses, or stores hazardous material and or
22 total aggregate is more than 55 gallons of liquid, 500 pounds of solid, or 200 cubic
23 feet of gas, shall have a Knox Box HazMat Cabinet for Albany Fire Department
24 use. A weatherproof cabinet shall be installed when appropriate. Exception: not
25 required for Underground Storage Tanks (UST).

26 The cabinet shall contain the following items:

- 27 1. Binder for hazmat Knox Box with:
- 28 a. List of responsible parties phone numbers (i.e. plant
29 manager, owner, all principal employees, management
30 types, and major chemical manufacturers).
 - 31 b. An aerial pre-plan of the facility, to include room
32 numbering, extinguishing systems (outside stem and yoke
33 (OSY), post indicator valves (PIV), fire department
34 connections (FDC), drains, secondary containment,
35 ventilation systems, and hydrant locations.
 - 36 c. Alphabetical list of chemicals, room number location, and
37 approximate quantity and strength (i.e. 50%, 60%, 85%,
38 etc.).
 - 39 d. Safety Data Sheet (SDS) of all chemicals in alphabetical
40 order.
- 41 2. Keys for hazmat Knox Box:
- 42 a. Keys to all locked doors with plastic identification tags
43 corresponding to complex aerial pre-plan.
- 44 3. Location of Hazmat Knox Box:
- 45 a. The Knox Box location will be determined by the Fire Code
46 Official or designee.

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2
3 Section 506.1.4 is added to read as follows:
4

5 **Section 506.1.4 Knox Rapid Entry System key box contents.** The Key
6 boxes shall contain, but not be limited to the following items as designated by the
7 Fire Code Official or designee.

8 The Key Box shall contain the following items:

- 9 1. Labeled keys to locked points of egress, whether in interior or
10 exterior of such buildings.
- 11 2. Labeled Keys to the locked mechanical rooms.
- 12 3. Labeled keys to any fence or secured areas not covered in Section
13 506.1 subsection (4), (5), or (6).
- 14 4. Labeled keys to any other areas that may be required by the Fire Code
15 Official or designee.
- 16 5. A card containing the emergency contact people and phone numbers
17 for each occupancy.
- 18 6. Hazardous Materials Safety Data Sheet (SDS).
- 19 7. Aerial pre-plan.

20
21 Section 506.1.5 is added to read as follows:
22

23 **Section 506.1.5 Alert Decals.** Alert decals approved by the Fire Code
24 Official or designee, to alert fire companies of the presence of security features
25 covered by this ordinance, will be displayed on any outside doors or windows as
26 designated by the Fire Code Official or designee.
27

28 Section 506.2 is amended to read as follows:
29

30 **Section 506.2 Knox Rapid Entry System maintenance.** The operator of
31 the building shall immediately notify the Fire Code Official or designee and provide
32 the new key when a lock is changed or rekeyed. The key to such lock shall be
33 secured in the Knox Rapid Entry
34

35 **Chapter 9 Fire Protection Systems**

36
37 Section 901.6.2.2 is amended by adding to read as follows:
38

39 **Section 901.6.2.2 Inspection Records.** Records of all inspections, testing
40 and maintenance for all water based fire suppression systems shall be completed on
41 the forms found in annex B of NFPA 25, California Edition.
42

43 Section 902.1 is amended by adding 902.1-U to read as follows:
44

45 **Section 902.1 Definitions.** Undetermined Occupancy. In buildings of
46 undeclared use with floor to structure height greater than 14 feet (356 mm), the fire

1 sprinkler system shall be designed to conform to Extra Hazard Group I design
2 density. In buildings of undeclared use with floor to structure height less than 14
3 feet (356 mm), the fire sprinkler system shall be designed to conform to Ordinary
4 Group II design density. Where a subsequent occupancy requires a system with
5 greater capability, it shall be the responsibility of the owner and/or the occupant to
6 upgrade the system.

7
8 Section 902.1 is amended by adding 902.1-S to read as follows:
9

10 **Section 902.1 Definitions.** Substantial Remodel. In existing buildings, any
11 alteration that causes additional floor area that is more than fifty (50%) percent of
12 the existing floor area or where the total floor area exceeds 2500 square feet.
13

14 Section 903.2 is adopted in its entirety except as amended below:
15

16 **Section 903.2.1.1 Group A-1.** An automatic sprinkler system shall be
17 provided for Group A-1 occupancies where one of the following conditions exists:

- 18 1. The fire area exceeds 2,500 square feet.
- 19 2. The fire area has an occupant load of 300 or more.
- 20 3. The fire area is located on a floor other than a level of exit discharge
21 serving such occupancies.
- 22 4. The fire area contains a multi-theater complex.

23 **Section 903.2.1.2 Group A-2.** An automatic sprinkler system shall
24 be provided for fire areas containing Group A-s occupancies and
25 intervening floors of the building where one of the following
26 conditions exists:

- 27 1. The fire area exceeds 2,500 square feet.
- 28 2. The fire area has an occupant load of 100 or more.
- 29 3. The fire area is located on a floor other than a level of exit discharge
30 serving such occupancies.
- 31 4. The structure exceeds 2,500 square feet, contains more than one fire
32 area containing a Group A-2 occupancy, and is separated into two or
33 more buildings by fire walls of less than 4-hour fire resistance rating
34 without openings.

35
36 **Section 903.2.1.3 Group A-3.** An automatic sprinkler system shall be
37 provided for Group A-3 occupancies where one of the following conditions exists:

- 38 1. The fire area exceeds 2,500 square feet.
- 39 2. The fire area has an occupant load of 300 or more.
- 40 3. The fire area is located on a floor other than a level of exit discharge
41 serving such occupancies.

42
43 **Section 903.2.1.4 Group A-4.** An automatic sprinkler system shall be
44 provided for Group A-4 occupancies where one of the following conditions exists:

- 45 1. The fire area exceeds 2,500 square feet.
- 46 2. The fire area has an occupant load of 300 or more.

- 1 3. The fire area is located on a floor other than a level of exit discharge
2 serving such occupancies.
3

4 **Section 903.2.3 Group E.** Except as provided for in Section 903.2.19 for a
5 new public school campus an automatic sprinkler system shall be provided for
6 Group E occupancies as follows:

- 7 1. Throughout all Group E fire areas greater than 2,500 square feet in
8 area.
9 2. Throughout every portion of educational buildings below the lowest
10 level of exit discharge serving that portion of the building.

11 **Exception:** An automatic sprinkler system is not required in any area
12 below the lowest level of exit discharge serving that area where every
13 classroom throughout the building has at least one exterior exit door at
14 ground level.

- 15 1. In rooms or areas with special hazards such as laboratories, vocational
16 shops and other such areas where hazardous materials in quantities
17 not exceeding the maximum allowable quantity are used or stored.
18

19 **Section 903.2.4 Group F-1.** An automatic sprinkler system shall be
20 provided throughout all buildings containing a Group F-1 occupancy where one of
21 the following conditions exists:

- 22 1. A Group F-1 fire area exceeds 2,500 square feet.
23 2. A Group F-1 fire area is located more than three stories above grade
24 plane.
25 3. The combined area of all Group F-1 fire areas on all floors, including
26 any mezzanines, exceeds 2,500 square feet.
27

28 **Section 903.2.7 Group B and M.** An automatic sprinkler system shall be
29 provided throughout buildings containing a Group B and M occupancies where one
30 of the following conditions exists:

- 31 1. A Group B or M fire area exceeds 2,500 square feet.
32 2. A Group B or M fire area is located more than three stories above
33 grade plane.
34 3. The combined area of all Group B and M fire areas on all floors,
35 including any mezzanines, exceeds 2,500 square feet.
36 4. A Group M occupancy is used for the display and sale of upholstered
37 furniture.
38

39 **Section 903.2.8 Group R.** An automatic sprinkler system installed in
40 accordance with Section 903.3 shall be provided throughout all Group R
41 occupancies, including manufactured and mobile homes, including those located in
42 mobile home, and when fire, earthquake, or other disaster destroys 50% or more of
43 an existing building, the entire building shall be required to be protected by an
44 automatic fire sprinkler system.
45

1 903.2.8.2 Additions, alterations, renovations, or remodels of Group R-3
2 occupancies. An automatic sprinkler system shall be provided throughout all existing
3 Group R-3 occupancies when the aggregate of the additions, alterations, renovations,
4 and remodels exceeds 50% of the floor area (attached garages are included as part of
5 the existing floor area) or the total fire area exceeds 1,500 square feet.
6

7 **Section 903.2.9 Group S-1.** An automatic sprinkler system shall be
8 provided throughout all buildings containing a Group S-1 occupancy where one of
9 the following conditions exists:

- 10 1. A Group S-1 fire area exceeds 2,500 square feet
- 11 2. A Group S-1 fire area is located more than three stories above grade
12 plane.
- 13 3. The combined area of all Group S-1 fire areas on all floors, including
14 any mezzanines, exceeds 2,500 square feet.

15
16 **Section 903.2.9.1 Repair garages.** An automatic sprinkler system shall be
17 provided throughout all buildings used as repair garages in accordance with Section
18 406 of the California Building Code, as shown:

- 19 1. Buildings having two or more stories above grade plane, including
20 basements, with a fire area containing a repair garage exceeding
21 2,500 square feet.
- 22 2. Buildings no more than one story above grade plane, with a fire area
23 containing a repair garage exceeding 2,500 square feet
- 24 3. Buildings with repair garages servicing vehicles parked in basements.

25
26 **Section 903.2.10 Group S-2 enclosed parking garages.** An automatic
27 sprinkler system shall be provided throughout buildings classified as enclosed
28 parking garages in accordance with Section 406.4 of the California Building Code
29 as follows:

- 30 1. Where the fire area of the enclosed parking garage exceeds 2,500
31 square feet; or
- 32 2. Where the enclosed parking garage is located beneath other
33 occupancy groups.

34
35 **Section 903.2.11.3 Buildings 35 feet or more in height.** An automatic fire
36 extinguishing system shall be installed in all occupancies regardless of type of
37 construction, floor area, or occupancy load if the building is three stories or more
38 than 35 feet in height measured in accordance with the California Building Code,
39 Chapter 5.

40
41 **Section 903.2.23 Area Separation.** For the purpose of this section,
42 buildings separated by fire walls without openings, constructed in accordance with
43 the California Building Code, shall not be considered to create separate buildings.
44

45 Section 903.3. Installation requirements.
46

1 Section 903.3.1. Standards is amended as follows:

2
3 Section 903.3.1 Standards. Sprinkler systems shall be designed and installed in
4 accordance with Section 903.3.1.1, unless otherwise permitted by Section 903.3.1.3
5 and other chapters of this code, as applicable.

6
7 Section 903.3.1.2 is deleted.

8
9 Section 903.4.2 is amended to read as follows:

10
11 **Section 903.4.2 Alarms.** One approved audible and visual device shall be
12 connected to every automatic sprinkler system at an approved location. Such
13 sprinkler water-flow alarm devices shall be activated by water flow equivalent to
14 the flow of a single sprinkler of the smallest orifice size installed in the system.
15 Audible and visual alarm devices shall be provided on the exterior of the building in
16 an approved location. Where a fire alarm system is installed, actuation of the
17 automatic sprinkler system shall actuate the building fire alarm system.

18
19 Section 903.6 Where required in existing buildings and structures.

20
21 Section 903.6 amended by adding Sections 903.6.1, Table 903.6.1, and Section 903.6.2
22 as follows:

23
24 903.6.1 Change in occupancy classification. Existing non-residential buildings
25 which undergo a change in occupancy classification to a higher hazard occupancy or
26 have a fire area exceeding 2500 square feet within their hazard category shall require
27 the entire building be protected by an automatic sprinkler system installed in
28 accordance with Section 903.3. Relative hazard categories of occupancy groups shall
29 be as shown in Table 903.6.1. The requirements of Section 903.6.1 shall not be required
30 when a change of occupancy classification is made to an equal or lesser hazard category
31 and the fire area is 2500 square feet or less.

32
33 TABLE 903.6.1

Hazard Category 1 (highest hazard)	H, I, A, L
Hazard Category 2	S-1, F-1
Hazard Category 3	E, F-2, S-2
Hazard Category 4 (lowest hazard)	B, M, U

34
35 905.3.1 Height. Section 905.3.1. amended by adding item #5

36
37 905.3.1 Item #5. Buildings three stories but less than 30 feet in height above the
38 lowest level of fire department vehicle access.

39
40 Section 907 Fire Alarm and Detection Systems

41
42 907.2 Where required—new buildings and structures.

1
2 Section 907.2 changed as follows:
3

4 907.2 Where required—new buildings and structures. An approved fire alarm
5 system installed in accordance with provisions of this code and NFPA 72 shall be
6 provided in new buildings and structures and provide occupant notification in
7 accordance with Section 907.5, unless other requirements are provided by another
8 section of this code. Fire alarm systems are not required in Group R-3 occupancies.
9

10 A minimum of one manual fire alarm box shall be provided in an approved
11 location to initiate a fire alarm signal for fire alarm systems employing automatic fire
12 detectors or water-flow detection devices. Where other sections of this code allow
13 elimination of fire alarm boxes due to sprinklers or automatic fire alarm systems, a
14 single fire alarm box shall be installed at a location approved by the enforcing agency.
15

16 Exceptions:

- 17 1. The manual fire alarm box is not required for fire alarm control units dedicated
18 to elevator recall control, supervisory service and fire sprinkler monitoring.
- 19 2. The manual fire alarm box is not required for Group R-2 occupancies unless
20 required by the fire code official to provide a means for fire watch personnel to initiate
21 an alarm during a sprinkler system impairment event. Where provided, the manual fire
22 alarm box shall not be located in an area that is accessible to the public.
- 23 3. The manual fire alarm box is not required to be installed when approved by the
24 fire code official.
25

26 907.2.11 Single and multiple--station smoke alarms.
27

28 Section 907.2.11 Single and multiple-station smoke alarms amended as follows:
29

30 907.2.11 Single and multiple-station smoke alarms. Listed single and multiple-
31 station smoke alarms complying with UL 217 shall be installed in accordance with
32 Sections 907.2.11.1 through 907.2.11.18 and NFPA 72.
33

34 907.2.11.10. Any construction that is required to install an additional smoke
35 alarm or smoke detector under the California Fire Code, the California Building Code,
36 or other codes or standards adopted by the City of Albany, shall be required to upgrade
37 all required devices in the building to photoelectric-only type devices in all required
38 locations.
39

40 907.2.11.11. Any renovation of existing habitable space that exceeds a
41 threshold established by the City Council shall be required to upgrade all required
42 smoke alarms or smoke detectors in the building to photoelectric-only type devices in
43 all required locations.
44

45 907.2.11.12. Prior to the sale of any real property, a property owner shall
46 upgrade the smoke alarm/smoke detector system to photoelectric-only type devices.

1
2 907.2.11.13. Prior to the issuance of a home occupation permit, a property
3 owner shall upgrade the smoke alarm/smoke detector system to photoelectric-only type
4 devices.

5
6 907.2.11.14. Multi-family residential structures containing three (3) housing
7 units or more are required to maintain photoelectric-only smoke alarm/smoke detector
8 system.

9
10 907.2.11.15. Property owners are responsible for testing the effectiveness of
11 existing smoke alarms or smoke detectors per manufacturer's instructions. Required
12 smoke alarms or smoke detectors that are determined to be ineffective shall be replaced
13 with photoelectric-only type smoke devices.

14
15 907.2.11.16. All required smoke alarms and smoke detectors shall be replaced
16 upon the expiration of the warranty period of the installed device. Replacement devices
17 must be photoelectric-only type devices.

18
19 907.2.11.17. Dual type smoke alarms or smoke detectors are prohibited in
20 required locations.

21
22 907.2.11.18. Nothing in this section shall prohibit or discourage the additional
23 use of ionization or dual type alarms in additional locations.

24
25 Section 907.6.5 is amended to read as follows:

26
27 **907.6.5 Monitoring of fire alarm systems.** A fire alarm system required by
28 this chapter, or by the California Building Code, shall be monitored by a UL-listed
29 Central Station service in accordance with NFPA 72 and this code.

30 **Exception:** Monitoring by a UL listed central station is not required for:

- 31 1. Single and multiple station smoke alarms required by section
32 907.2.11
- 33 2. Group I-3 occupancies shall be monitored in accordance with section
34 907.2.6.3.4
- 35 3. Residential Day Care Facilities (occupancy load of 14 or less)
- 36 4. One and two family dwellings
- 37 5. Residential Care Facilities licensed by the state with an occupant load
38 of 6 or less.
- 39 6. Occupancies with a local fire alarm system that will give an audible
40 and visible signal at a constantly attended location, as approved by
41 the Fire Code Official.

42
43 Section 907.8.4 is added to read as follows:

44
45 **Section 907.8.4 Certification.** New fire alarm systems shall be UL-
46 Certified. A Certificate of Completion and other documentation as listed in NFPA

1 72 shall be provided for all new fire alarm system installations. It is the
2 responsibility of the building owner or owner's representative to obtain and
3 maintain a current and valid Certificate.

4
5 Section 907.8.5 is added to read as follows:

6
7 **Section 907.8.5 Posting of Certificate.** The UL Certificate shall be posted
8 in a durable transparent cover within 3 feet of the fire alarm control panel within 45
9 days of the final acceptance test/inspection.

10
11 **Chapter 10 Means of Egress**

12
13 Section 1010.1.9. Door operations.

14
15 Section 1010.1.9 Door operations amended by adding Sections 1010.1.9.13 and
16 1010.1.9.13.1 as follows:

17
18 1010.1.9.13 Residential self-closing doors. All residential units in multi-family
19 residential structures shall have self-closing exterior doors.

20
21 1010.1.9.13.1 Responsibility. Property owners are responsible for testing and
22 maintaining the effectiveness of self-closing hardware per manufacturer's instructions.
23 Required self-closing hardware that is determined to be ineffective shall be replaced
24 with functioning hardware.

25
26 **Chapter 11 Existing Buildings**

27
28 Section 1103.7 Fire alarm systems. Section 1103.7 Fire alarm systems amended as
29 follows:

30
31 1103.7 Fire alarm systems. An approved fire alarm system shall be installed in
32 existing buildings and structures in accordance with Sections 1103.7.1 through
33 1103.7.7 and in buildings being renovated, rehabilitated, or undergoing reconstruction
34 of any size, or having a change of ownership or occupancy classification, providing
35 occupant notification in accordance with section 907.5 unless other requirements are
36 provided by other sections of this code. Existing high-rise buildings shall comply with
37 Section 1103.7.9

38
39 Exception: Occupancies with an existing previously approved system.

40
41 **Chapter 57 Flammable and Combustible Liquids**

42
43 5704.2.9.6.1 Locations where above-ground tanks are prohibited.

44
45 Section 5604.2.9.6.1 Locations where above-ground tanks are prohibited amended by
46 adding an exception as follows:

1
2 5604.2.9.6.1 Locations where above-ground tanks are prohibited. Storage of
3 Class I and II liquids in above-ground tanks outside of buildings is prohibited within
4 the limits established by law as the limits of districts in which such storage is
5 prohibited.

6
7 Exception: Protected aboveground tanks constructed in accordance with UL
8 2085 standards, for the purpose of emergency power generator installations in areas
9 zoned commercial, industrial, agricultural, central business district, rural or rural
10 residential, and for facilities on an individual basis consistent with the intent of this
11 provision. Tank size not to exceed 500 gallons (1892 L) of either Class I or II liquids
12 or 1,000 gallons (3785 L) for Class III liquids unless otherwise approved by the Fire
13 Chief.

14
15 Geographical Limitations

16
17 That the geographic limits referred to in certain sections of the 2013 California
18 Fire Code are hereby established as follows:

19
20 3.1 The limits referred to in Section 5704.2.9.6.1 of the California Fire Code in
21 which storage of Class I and II liquids in above-ground tanks outside of buildings is
22 prohibited, are hereby established as follows: Any area which is zoned for other than
23 commercial, industrial, or agricultural use.

24
25 3.2 The limits referred to in Section 5706.2.4.4 of the California Fire Code in which
26 storage of Class I and II liquids in above-ground tanks is prohibited, are hereby
27 established as follows: Any area which is zoned for other than commercial, industrial,
28 or agricultural use.

29
30 3.3 The limits referred to in Section 5806.2 of the California Fire Code in which
31 the storage of flammable cryogenic fluids in stationary containers is prohibited is
32 hereby established as follows: Any area which is zoned for other than industrial use.

33
34 3.4 The limits referred to in Section 6104.2 of the California Fire Code, in which
35 storage of liquefied petroleum gas is restricted, are hereby established as follows: Any
36 central business district area, any area which is zoned for other than commercial,
37 industrial, rural, or agricultural use.

38
39 **Section 5: Chapter XI of the Albany Municipal Code, Section 11-2.3 titled "Fire**
40 **Extinguishing Systems" is hereby amended as follows:**

41
42 11-2.3 Fire Extinguishing Systems.

43
44 Deleted in its entirety.

45
46

1 **Section 6: Severability.**

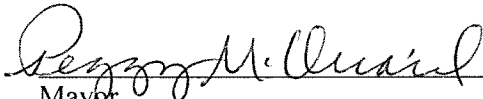
2
3 If any section, subsection, sentence, clause or phrase of this ordinance is for
4 any reason held to be invalid, such decision shall not affect the validity of the
5 remaining portions of the ordinance, and each section, subsection, sentence, clause or
6 phrase thereof, irrespective of the fact that any one or more sections, subsections,
7 sentences, clauses or phrases be declared invalid.
8

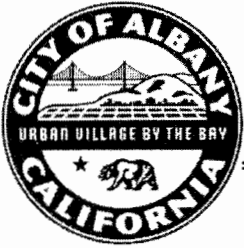
9 **Section 7: Publication and Effective Date.**

10
11 This ordinance shall be posted at three public places within the City of Albany
12 and shall become effective thirty days after the date of its posting.
13

14 **PASSED AND ADOPTED** by the City Council of the City of Albany at its
15 meeting on the 5th day of December 2016, by the following vote:

16
17 AYES: *Council Members: Barnes, Massel, Nason, Piche*
18 NOES: *- none* *and Mayor McQuoid*
19 ABSENT: *- none*
20 ABSTAIN: *- none*

21
22 
23 Mayer



City of Albany

1000 San Pablo Avenue • Albany, California 94706
(510) 528-5710 • www.albanyca.org

ORDINANCE NO. 2016-05

PASSED AND APPROVED BY THE COUNCIL OF THE CITY OF ALBANY,

the 19th day of December, 2016 by the following votes:

AYES: Council Members McQuaid, Nason, Pilch, Mayor Maass

NOES: Council Member Barnes

ABSTAINED: none

ABSENT: none

WITNESS MY HAND AND THE SEAL OF THE CITY OF ALBANY, this

20th Day December, 2016.

Eileen Harrington

Eileen Harrington
DEPUTY CITY CLERK

NOTICE OF POSTING

**STATE OF CALIFORNIA
COUNTY OF ALAMEDA**

I, Eileen A. Harrington, Deputy City Clerk of the City of Albany, County of Alameda, State Of California, say:

That on the 20th day of December , 2016, I posted notices in the following areas designated as the official posting areas for the City of Albany:

CITY HALL

SENIOR CENTER

LIBRARY/COMMUNITY CENTER

The notice was for: ORDINANCE 2016-05 - Council adopt Ordinance No. 2016-05, Amendments to the Building & Housing, Fire Prevention, Chapters of the Municipal Code related the Adoption and Local Amendments to the of the 2016 California Building Standards Code

Full copy of the above is available on line at www.albanyca.org and at the City Clerk Office, 1000 San Pablo Avenue, Albany, CA.

I declare under penalty of perjury that the foregoing is true and correct. Executed on the 30th Day of November, 2016, at Albany, California.



EILEEN A. HARRINGTON
DEPUTY CITY CLERK

Date Posted: 12/20/2016
Removal Date: 1/19/2017