

Council Meeting of  
November 20, 2007

Honorable Mayor and Members  
of the City Council  
City Hall  
Torrance, California

**Members of the Council:**

**SUBJECT: Local Amendments to California Fire Code 2007 RESOLUTION, First Reading of ORDINANCE - California Fire Code 2007 and Approve Publication of Ordinance Summary.**

**RECOMMENDATION**

Recommendation of the Torrance Fire Chief that City Council

- 1) Adopt a resolution in support of certain City of Torrance local amendments to the California Fire Code, 2007 Edition;
- 2) Hold the first reading of a proposed ordinance adopting the California Fire Code 2007 with the local amendments and
- 3) Approve publication of an Ordinance Summary.

Funding

Not applicable.

**BACKGROUND/ANALYSIS**

The State of California adopts Fire codes establishing minimum Fire standards throughout the state typically every three-(3) years. These codes are reflective of the most current Fire Service practices and technology and are based on a set of "model codes" published by various independent organizations. Memberships of these organizations include Fire Code officials, Fire engineers, Fire industry representatives, and others all of whom provide input into the contents of these "model codes". The State then analyzes the "model codes" and adopts them with amendments to become the California Fire Code.

The State of California publishes this code of minimum standards that become effective 180 days after publication. The code currently being adopted was published in July 2007 and will become effective January 1, 2008. Local jurisdiction may either accept the California Fire Code as it stands or amend and adopt the California Fire Code with more restrictive requirements to address local conditions.

The Fire Department has a Code Review Team that reviews and analyzes the proposed changes to the "model codes" throughout the three-(3) year code adoption cycle. At the end of the cycle the Code Review Team analyzes the California Fire Code published by the State of California and amends this code as necessary to address local conditions.

The attached resolution contains the amendments proposed by the Torrance Fire Department. Once adopted, an ordinance that adopts the California Fire Code by reference will incorporate City of Torrance amendments to address local conditions and is known as the Torrance Fire Code. Copies of the proposed ordinance will be available for public review in the City Clerk's office.

State law specifies the procedure by which the local cities may amend and adopt the State Fire Codes. This procedure requires that the ordinance be brought before City Council three times. The first step of the adoption process was to officially set a date for the public hearing on the subject. That was done on November 6, 2007.

The second step is to hold a public hearing on the date set by City Council to allow for public input and to approve the ordinance. The final step is the second reading and formal adoption of the ordinance will be to bring the ordinance back on December 4, 2007 for a final reading. The intent of this process is to give the public and building industry time to review and comment on the City's proposed code amendments.

After completion of the process, the updated Fire Code and Standards of the City of Torrance will apply to the Code for the purpose of regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises in the City of Torrance. The process will be completed on or prior to the mandated effective date of January 1, 2008. These codes will continue the high standard of Fire and Life safety that the City has maintained.

Respectfully submitted,

Ken Carter  
Fire Marshal

By:   
Richard Kazandjian  
Senior Fire Prevention Officer

CONCUR:

  
Richard Bongard  
Fire Chief

  
LeRoy J. Jackson  
City Manager

Attachment A. Resolution with exhibit  
Attachment B Ordinance  
Attachment C Ordinance Summary

## RESOLUTION NO. 2007- \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE FINDING AND DECLARING THE EXISTENCE OF UNIQUE GEOLOGIC, TOPOGRAPHIC, AND CLIMATIC CONDITIONS IN THE CITY OF TORRANCE JUSTIFYING AMENDMENTS TO CERTAIN SECTIONS OF THE 2007 EDITION OF THE CALIFORNIA FIRE CODE, INCLUDING CERTAIN APPENDICES.**

**WHEREAS,** the Torrance Fire Department has the responsibility for the enforcement of fire codes and regulations within the City; and

**WHEREAS,** the Fire Department has determined that the 2007 California Fire Code, does not adequately address all specific geologic, topographic, and climatic conditions in this regard in the City; and

**WHEREAS,** certain amendments and additions to the State Fire Code are needed to address unique requirements within the City; and

**WHEREAS,** the City adopts by reference the 2007 California Fire Code with those amendments; and

**WHEREAS,** in Section 17958.7, as amended by Chapter 645 of the State of California Health and Safety Code the State requires that express findings of fact be made to support any such local amendments; and

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TORRANCE DOES HEREBY RESOLVE** that the statements attached as Exhibit 1 of this resolution in support of the enumerated City of Torrance local amendments to the 2007 California Fire Code are sufficient and valid pursuant to Section 17958.7 of the State of California Health and Safety Code. The Council further resolves that the Fire Chief be directed to keep a certified copy of this resolution, with attachment, in his office for examination as a public record; and to file additional certified copies with the California Building Standards Commission.

Introduced, approved and adopted this 20<sup>th</sup> day of November 2007.

\_\_\_\_\_  
Mayor Frank Scotto

APPROVED AS TO FORM:  
JOHN FELLOWS III, City Attorney

ATTEST:

by \_\_\_\_\_  
Ronald T. Pohl, Assistant City Attorney

\_\_\_\_\_  
Sue Herbers  
City Clerk



## **Findings in Support of City of Torrance Amendments to the 2007 California Fire Code**

### **General**

The City of Torrance amendments to the portion of the International Fire Code, known as the California Fire Code, 2007 edition, enumerated below apply to the regulation of buildings and structures on private residential, commercial, and industrial property in the City. The adoption of these amendments is consistent with the standard of safety the City has maintained by assuring state-of-the-art design, and allowing construction using the latest approved technological advances. These amendments further the goals of the City's Strategic Plan by maintaining pro-active fire codes consistent with a Safe and Secure Community.

### **Climatic**

The City of Torrance is located in a region given to climatic conditions such as high, dry winds known as "Santa Ana's" which create unfavorable fire conditions. Also occasional periods of dense coastal fog, make it extremely difficult to respond to emergencies in a timely manner.

### **Geological**

Torrance is located in a potentially high-activity seismic zone, Seismic Zone 4, as determined by the Building Standards Commission and is subject to seismic events which could hamper the Fire Department's ability to provide emergency services throughout the City. After a large seismic event, the potential for multiple fires occurring simultaneously will tax available firefighting resources. Built-in fire protection will assist in extinguishing or controlling fires in larger structures, which will increase the availability of firefighting resources after seismic activity.

### **Topographical**

The City is affected topographically by extremely long delays in response times due to the location of active railways, which effectively "cuts the City to two" by blocking major east/west throughways at Torrance Blvd., Carson Street, Arlington Avenue and Sepulveda Blvd. simultaneously. Traffic and circulation congestion is an artificially created, obstructive topographical condition, which is common throughout the City.

Some or all of these conditions can and do cause the Fire Department to be delayed when responding to emergencies. Extended response times may allow fires to grow beyond the control of initial attack fire suppression resources and it is for these reasons that the Fire Department finds it necessary to amend certain sections of the California Fire Code, 2007 Edition.

### **FINDINGS**

Pursuant to Section 17958.7 as amended by Chapter 645 of the State of California Health and Safety Code, the following expressed findings support the City of Torrance amendments to the California Fire Code, 2007 edition:

#### **§ 114.4.1 Fees [Administrative]**

This section is added to authorize the Fire Department to charge fees for the fire permits and services listed in the Fire Code. This amendment is not intended to be more restrictive than the California Fire Code.

**§ 202 Definitions [Administrative]**

This section is amended to identify the standard for non-metallic containers.

**§ 503.3 Fire lane marking/Signage**

This section is amended to reflect the verbiage of the California Vehicle Code 22500.1 for identification of a fire lane.

**§ 901.10 Problematic systems and Systems out of service [Climatic, Topographical, and Geological]**

This section is amended to allow the Torrance Fire Department to require firewatch on fire protection systems that are not functional or problematic until such system is repaired. This allows the Torrance Fire Department to conserve resources for other emergencies.

**§ 901.11 Firewatch [Climatic, Topographical, and Geological]**

This section is amended to describe who can require fire watch and what is required of an individual performing firewatch.

**§ 903.3.5.1.1 Limited area sprinkler system [Climatic, Topographical, and Geological]**

This section is amended to prevent partially sprinkled buildings. Fires that occur in the non-sprinklered area of the building can easily overwhelm the sprinklered area.

**§ 910.1 General [Geological]**

This section is amended to allow to the discretion of the Fire Chief requiring a mechanical smoke exhaust system when a Early Suppression Fast Response sprinkler system is used. This gives the ability to rapidly and safely exhaust smoke and heat from the building.

**§ 3309 Seizure of Fireworks [Climatic, Topographical, and Geological]**

This section is amended to better define what types of fireworks are illegal in the City of Torrance. This section also details that these fireworks can and will be confiscated per the referenced standards.

**§ 104.11.4 Financial Responsibility [Administrative]**

This section is amended to show financial responsibility to individuals who willfully, negligently or in violation of law sets a fire and/or causes a hazardous materials incident.

**§ 105 Permits Required [Climatic, Geological, Topographical]**

This section is amended to remove inconsistencies between the Fire Code and current City resolutions which require fees to be charged for permits. This amendment is intended to clarify those activities and processes that require fire permits and to require permits for certain activities not addressed in the code.

ORDINANCE # \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF TORRANCE AMENDING SECTIONS  
OF THE TORRANCE MUNICIPAL CODE RELATING TO THE  
CALIFORNIA FIRE CODE**

**The City Council of the City of Torrance does ordain as follows:**

§ 1

That Articles 1 and 2 of Chapter 5 of Division 8, of the Torrance Municipal Code are hereby repealed in their entirety and new Articles 1 and 2, of Chapter 5 of Division 8, are enacted to read in their entirety as follows:

**CHAPTER 5  
FIRE PREVENTION**

**ARTICLE 1 Fire Code § 85.1.1. The California Fire Code Adopted**

That portion of the State Building Standards Code, known as the California Fire Code, 2007 Edition, published by the International Code Council and the California Building Standards Commission with errata, together with those portions of the International Fire Code 2006 Edition, including appendix chapters 1, A, B, C, D and E, the table of contents and the index, as modified and amended, are adopted and hereby collectively declared to be the Torrance Fire Code for the purpose of regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises in the City of Torrance: providing for the issuance of permits and collection of fees therefore: repealing Ordinance No. 3524 of the City of Torrance and all other ordinances and parts of the ordinances in conflict therewith. Not less the one (1) copy of said code and standards as modified, deleted or amended shall be filed in the office of the City Clerk.

## ARTICLE 2. Amendments to the California Fire Code, 2007 Edition

### § 85.2.1 Fees [Administrative]

California Chapter 1 § 111.4 Fees of the California Fire Code is amended to read as follows:

**111.4.1 Fees.** The fire department is authorized to collect fees for permits and other services, including the review of plans, new business inspections and fire clearance inspections. Fees shall be paid by the applicant prior to issuance of permits. Fire department fees shall be subject to change based upon the producers price index.

### § 85.2.2 Definitions [Administrative]

§ 202 General definitions of the California Fire Code are amended to and/or modify the following definition.

**NON-METALLIC CONTAINER.** A non-metallic container is a container and integral self-closing lid, Manufactured of material having a peak heat rate of heat release not exceeding 300 Kw/m<sup>2</sup> that must meet ASTM Standard 1354-90a, "Standard Test Method for Heat and Visible Smoke Release for Materials and products using an Oxygen Consumption Calorimeter" (Rev. 8-91) which is incorporated by reference. Such containers shall be permanently labeled indicating capacity and peak rate of heat release.

### § 85.2.3 Fire Apparatus Access Roads [Topographical and Geological]

Chapter 5, § 503.2.1 and 503.3 of the California Fire Code is amended to read as follows:

#### § 503.2.1 Dimensions

§ 503.2.1 is amended and Table 503.2.1-A is added to the California Fire Code to read in as follows:

**503.2.1 Private roads used for fire apparatus access.** The minimum width of private roads which are also used for fire apparatus access shall be in accordance with Table 503.2.1-A. The minimum required width for fire apparatus access should not be used to determine the minimum width of private roads. When approved by the Fire Chief this requirement may be modified or waived.

**Table 503.2.1-A. Minimum Width of Private Roads Also Used for Fire Apparatus Access”**

Location of Parking	Minimum Road Width
Parking not permitted on road	25
Parking permitted on one side only	28
Parking permitted on both sides	34

**503.3 Fire Lane Marking/Signage.** The designation shall be indicated (1) by a sign posted immediately adjacent to, and visible from, the designated place clearly stating in letters not less than one inch in height that the place is a fire lane (2) by outlining or painting the place in red and, in contrasting color, marking the place with the words “FIRE LANE”, which are clearly visible from the vehicle, or (3) by a red curb or red paint on the edge of the roadway upon which clearly marked the words “FIRE LANE”. The Chief shall have the authority to designate fire apparatus access roads on private property

#### **§ 85.2.4 Fire protection Water Supplies [Climatic, Topographical, Geological]**

Chapter 5, § 508.1 of the California Fire Code is amended and new Sections 508.5.1.1, and 508.5.1.2 is added to read as follows:

**508.1** The location number and type of fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public street or on the site of the premises or both.

Fire hydrants shall be accessible to the fire department apparatus by roads meeting the requirements of Section 503.

#### **508.5.1 Hydrant Locations See Section 508.5.1.1 and 508.5.1.2**

**508.5.1.1 Public Fire Hydrants.** When required by the chief there shall be one or more public fire hydrants installed at each street intersection in all developed areas of the city. The necessity for more than one hydrant located at each intersection on both sides of the street will depend upon required fire flows, street widths, center dividers or other physical barriers and existing or anticipated vehicular traffic volume.

1. In industrial, commercial, high density and multi-unit residential areas, hydrant spacing shall be approximately every 300 feet along public ways.
2. In areas where construction is limited to single family, duplex and triplex residential, hydrant spacing shall be approximately every 500 feet along public ways.
3. In all areas where street width exceeds 80 feet, appropriately spaced fire hydrants shall be required on both sides of the street.

**508.5.1.2. Private Fire Hydrants.** When required, private on-site fire hydrants shall be in accordance with the location and spacing specified for public streets and hydrants for similar occupancies. All private hydrants shall be installed in accordance with NFPA 24, Installation of Private Fire Service Mains and Their Appurtenances, unless required to meet public standards. When alternate materials or methods of protection, as approved by the chief are provided, these requirements may be modified or waived.

**§ 85.2.5 Christmas Trees [Climatic, Topographical and geological]**

§ 806.6-806.16 is added to the California Fire Code to read as follows:

**806.6 Christmas trees.** Cut, natural Christmas trees shall be treated with a flame retardant material that has been approved by the California State Fire Marshal when such tree is located in portions of buildings where the public is invited, have access to or tend to gather.

Each Christmas tree, that is required to be treated with a flame retardant material by this section, shall at all times bear a tag which shows the date treated, name of the applicator, and the registration number of the flame retardant material.”

**806.7 Permit and Plan**

**806.7** A permit is required to establish, maintain or operate a Christmas tree lot. Application for permit shall be submitted to the chief for approval. For Permits for Christmas Tree Lots and Tents, Canopies and Temporary Membrane Structures, see Chapter 24.

**806.8** No person, including a holder of an unrevoked general merchandise license shall operate a Christmas tree lot without a permit issued pursuant to this section. A permit shall not be granted if the chief reasonably determines that the location or method of operation endangers life or constitutes a fire hazard. A permit may be revoked if the provisions of these sections are not met or maintained.

**806.9** A permit granted pursuant to this section shall be valid from November 15<sup>th</sup> to December 25<sup>th</sup> of the year in which the permit is issued.

**806.10** An applicant for a permit shall submit a dimensional plot plan of the proposed location with the application. The plot plan shall show the location of the Christmas trees, buildings, trailers, tents, temporary structures, aisle widths, fenced areas, emergency exits and portable fire extinguishers.

### **806.11 Location**

**806.11** No person shall use any location for a Christmas tree lot where dry grass, weeds, paper, combustible waste or other combustible materials exist.

**806.12** Christmas trees shall not be located within 15 feet of any building, trailer, structure or temporary building which is not necessary to the operation of the Christmas tree lot.

**806.13** Christmas trees shall not be located within 25 feet of any facility where flammable or combustible liquids are produced, stored, handled or dispensed.

### **Fire Protection**

**806.14 Portable Fire Extinguisher.** A minimum of (2) two 2A rated fire extinguishers shall be provided. Travel distance to fire extinguishers shall not exceed 50 feet.

### **Sources of Ignition**

**806.15** Smoking or open flames shall not be permitted upon any Christmas tree lot. Approved "NO SMOKING" signs shall be posted as required.

### **Closure of the Christmas Tree Lot.**

**806.16** On January 5<sup>th</sup>, following the permit period, all cut, natural Christmas trees, combustible materials, tents, trailers, temporary buildings and structures associated with the Christmas tree lot shall be removed and the location shall be cleaned to the reasonable satisfaction of the chief."

## **§ 85.2.6 Fire Protection Systems [Climatic, Topographical, Geological]**

Chapter 9, § 901 of the California Fire Code is amended to read as follows:

### **901.4.1 Required Fire Protection Systems**

**901.4.1** Fire-extinguishing systems shall be installed in accordance with the California Building Code, the California Fire Code and currently adopted NFPA 13 Edition.

Fire hose threads used in connection with fire-extinguishing systems shall be national standard hose thread or as approved.

The location of fire department hose connections shall be approved.

In buildings used for high-piled combustible storage, fire protection shall be in accordance with Chapter 23 and currently adopted NFPA 13 Edition.

Sprinkler shutoff valves shall be required on each floor of buildings three stories or greater in height.

**901.10 Problematic systems and systems out of service.** In the event of a failure of a fire-protection system or an excessive number of accidental activations, the chief is authorized to require the building owner or occupant to provide fire watch personnel until the system is repaired.

**901.11 Firewatch.** The Fire Chief is authorized to require the building owner or occupant to provide a fire watch with personnel acceptable to the Fire Chief until documentation is provided that the system is repaired and is operational. Such individuals shall be provided with at least one approved means for notification of the fire department and their only duty shall be to perform constant patrols of the protected premises and keep watch for fires.

Chapter 9, § 903 of the California Fire Code is amended to read as follows:

### **903.2 Where Required.**

**903.2** Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in this section.

#### **903.2.1.2 Group A-2**

**903.2.1.2** An automatic sprinkler system shall be installed throughout every building containing one or more eating establishments with a total accumulative floor area in excess of four thousand (4000) square feet.

#### **903.2.10.3 Buildings 40 feet or more in height**

**903.2.10.3** Throughout all buildings having usable floor area, which is, located more than forty (40) feet or four (4) stories above the lowest level of fire department vehicle access.

#### **903.2.18 Group B**

**903.2.18** An automatic sprinkler system shall be installed in all Group B occupancies where the floor area exceeds 12,000 square feet on any floor, or 12,000 square feet on all floors in Group B occupancies more than three stories in height. The area of mezzanines shall be included in determining the area where sprinklers are required.

### **903.2.2 Group E.**

**903.2.2.** Except as provided for in sections 903.2.2.1 for a new public school campus and 907.2.3.6.1 (fire alarm and detection) for modernization of an existing public school campus building(s). An automatic fire sprinkler system shall be installed throughout all buildings containing a Group E Occupancy. The following exceptions do not include rooms or areas with special hazards such as laboratories, vocational shops and other such areas where hazardous materials in exempt amounts are used or stored.

#### **EXCEPTIONS:**

1. When each room used for instruction has at least one exterior exit door at ground level and when rooms used for assembly purposes have at least one half of the required exits directly to the exterior ground level, a sprinkler system need not be provided.
2. When area separation walls, or occupancy separations, having a fire-resistive rating of not less than two hours subdivide the building into separate compartments such that each compartment contains an aggregate floor area not greater than 20,000 square feet (1858m<sup>2</sup>), an automatic sprinkler system need not be provided.

**Basements.** An automatic sprinkler system shall be installed in basements classified as Group E.

**Stairs.** An automatic fire sprinkler system shall be installed in enclosed usable space below or over a stairway in Group E Occupancies.

### **903.2.3 Group F**

**903.2.3** An automatic sprinkler system shall be installed in all Group F occupancies where the floor area exceeds 12,000 square feet on any floor, or 12,000 square feet on all floors in Group F occupancies more than three stories in height. The area of mezzanines shall be included in determining the area where sprinklers are required.

### **903.2.6 Group M**

**903.2.6** An automatic sprinkler system shall be installed in all Group M occupancies where the floor area exceeds 12,000 square feet on any floor, or 12,000 square feet on all floors in Group M occupancies more than three stories in height. . The area of mezzanines shall be included in determining the area where sprinklers are required

### **903.2.7.1 Group R-1 Occupancies**

**903.2.7.1** An automatic sprinkler system shall be installed throughout every apartment house three or more stories in height or containing 5 or more dwelling units, every

congregate residence three or more stories in height or having an occupant load of 11 or more, and every hotel three or more stories in height or containing 6 or more guest rooms. Residential or quick-response standard sprinklers shall be used in the dwelling units and guest room portions of the building.

#### **903.2.7.2 Group R Modifications**

**903.2.7.2** When residential sprinkler systems as set forth in the California Building Code are provided, exceptions to, or reduction in, California Building Code requirements based on the installation of an automatic fire-extinguishing system are not allowed.

#### **903.2.8 Group S**

**903.2.8** An automatic sprinkler system shall be installed in all Group S occupancies where the floor area exceeds 12,000 square feet on any floor, or 12,000 square feet on all floors in Group S occupancies more than three stories in height. The area of mezzanines shall be included in determining the area where sprinklers are required.

In parking garages over 10,000 square feet in area, incorporated within and part of Group R Occupancies and not otherwise covered by this code or the California Building Code.

#### **903.4.2 Alarms.**

**903.4.2** Approved audible devices shall be connected to every 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. Alarm devices shall be provided on the exterior of the building in an approved location. An approved audible sprinkler flow alarm to alert the occupants shall be provided in the interior of the building in a normally occupied location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

#### **903.3.1.1.1 Exempt Location.**

**90.3.3.1.1.1 Automatic fire sprinkler exempt locations** are subject to the approval by the building official and with the concurrence of the Fire Chief. Locations that have automatic fire sprinklers approved for exemption shall be protected with an approved automatic fire detection system in accordance with Section 907 that will respond to visible or invisible particles of combustion. Sprinklers shall not be omitted from any room merely because it is damp, of fire-resistive construction or contains electrical equipment.

Sprinklers may be omitted in rooms or areas as follows:

1. Any room where the application of water, or flame and water, constitutes a serious life or fire hazard, as in the manufacture or storage of quantities of aluminum powder, calcium carbide, calcium phosphide, metallic sodium and potassium, quicklime, magnesium powder and sodium peroxide.
2. Any room or space where sprinklers are considered undesirable because of the nature of the contents, when approved by the fire code official.
3. Generator and transformer rooms separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours.
4. Communication equipment areas under the exclusive control of a public communication utility agency, provided:
  - 4.1 The equipment areas are separated from the remainder of the building by one-hour fire-resistive occupancy separation; and
  - 4.2 Such areas are used exclusively for such equipment; and
  - 4.3 An approved automatic smoke-detection system is installed in such areas and is supervised by an approved central, proprietary or remote station service or a local alarm which will give an audible signal at a constantly attended location; and
  - 4.4 Other approved fire-protection equipment such as portable fire extinguishers or Class II standpipes are installed in such areas.
5. In rooms or areas that are of noncombustible construction with wholly noncombustible contents.
6. Other approved automatic fire-extinguishing systems may be installed to protect special hazards or occupancies in lieu of automatic sprinklers when approved by the chief.

#### **903.3.5.1.1 Limited Area Sprinkler Systems.**

**903.3.5.1.1.** When a fire sprinkler system is required it shall be provided through out the building.

#### **903.3.5.1.3 Sprinkler System Supply Mains.**

**903.3.5.1.3** Sprinkler system supply mains for all buildings shall be a minimum of six (6) inches in diameter.

**EXCEPTION:** 1. Four (4) inch diameter mains for Light Hazard and Ordinary Hazard Group 1 occupancies may be approved by the Fire Chief.

Supply mains for Group R Occupancies, four stories or less may be in accordance with currently adopted edition of NFPA 13, 13R and 13D.

### **§ 85.2.7 Supervising Station [Geological]**

§ 907.2.3.5 of the California Fire Code is amended to read as follows:

**907.2.3.5** When required by the *authority having jurisdiction*, fire alarm, supervisory and trouble signals shall be reported to an approved central, proprietary, or remote supervising station or the protected premise at a constantly attended location in accordance with the requirements of *NFPA 72* for recording and disposition of signals. The supervising station shall be listed as either UUFX (Central Station) or UUJS (remote & proprietary) by the Underwriters Laboratory Inc. (UL) or shall comply with the requirements of standard FM 3011.

**EXCEPTION:** Group R occupancies which do not have required fire alarm systems.

§ 907.2.10.4.1 of the California Fire Code is added to read as follows:

#### **907.2.10.4.1 Certification**

**907.2.10.4.1** The permittee shall provide [For SFM] the Certificate of Completion in accordance with *NFPA 72* as documentation to the authority having jurisdiction that the system has been installed in accordance with the approved plans and specifications.

An Underwriters Laboratories Central Station Service Certificate issued by the prime contractor shall be provided for all required central station service fire alarm systems indicating that the fire alarm system has been installed in accordance with the approved plans and specifications, meets *NFPA Standards* and UL's requirements for Certification. A copy of the UL Central Station Service Certificate shall be provided to the Fire Marshal's office at no cost to the City. "

§ 910.1 of the California Fire Code is amended to read as follows:

**910.1 General.** Where required by this code or otherwise installed, smoke and heat vents or mechanical smoke exhaust systems and draft curtains shall conform to the requirements of this section.

**EXCEPTIONS:**

1. Frozen food warehouses used solely for storage of Class I and II commodities where protected by an approved automatic sprinkler system.
2. Where areas of buildings are equipped with early suppression fast-response (ESFR) sprinklers, mechanical smoke exhaust system in accordance with Section 910.4 may be required per the Fire Chiefs discretion.

**Section 85.2.8 Aviation Facilities [Administrative, Climatic, Topographical and Geological]**

Chapter 11, § 1103.5 of the California Fire Code is amended to read as follows:

**1103.5 Dispensing flammable and combustible liquids.**

**1103.5** The dispensing, transferring and storage of flammable and combustible liquids shall be in accordance with Chapter 11 and Chapter 34. Aircraft motor fuel-dispensing facilities shall be in accordance with Chapter 22.

In storage hangars built prior to 1997, the storage, use and dispensing of flammable and combustible liquids shall be limited to one (1) gallon of flammable liquids and three (3) gallons of Class II and III-A combustible liquids in each hangar space. Class III-B combustible liquids in closed containers shall not exceed 25 gallons in each hangar space.”

**§ 1106 Aircraft Fueling**

§ 1106.4.4 of the California Fire Code is amended to read as follows:

**1106.4.4 Operators.** Aircraft fueling vehicles shall be attended and operated only by persons instructed in methods of proper use and operation and who are qualified to use such fueling vehicles in accordance with minimum safety requirements. Qualified operators shall carry on their person an identification card and a City of Torrance fuel truck operators permit issued by the Fire Prevention Division.”

**§ 85.2.9 Protected Aboveground Tanks [Climatic, Geological, Topographical]**

Chapter 22, § 2206.2.3.1 and 2206.2.3.2 is added to the California Fire Code as follows:

**2206.2.3.1 Protected aboveground tanks.** The storage and dispensing of motor fuels into the fuel tank of a motor vehicle from protected aboveground tanks located outside buildings shall be limited to private, fleet or governmental motor vehicle fuel-dispensing stations not open to the public and shall not be permitted except as approved by the chief on a site specific basis and shall be in accordance with this section and section 2206.2.3.2

**2206.2.3.2** Protected aboveground tanks shall have fire-resistive protection rating of not less than 2 hours.”

### **§ 85.2.10 Mortars for aerial shell display [Climatic, Geological, Topographical]**

Chapter 33, § 3308.1.2 of the California Fire Code is amended to read as follows:

**3308.1.2 Site criteria.** The designated landing area shall be an approved large, clear, open area.

**EXCEPTION:** The Fire Chief is authorized to modify separation distance requirements based on characteristics of specific sites or other mitigating circumstances.

Spectators, vehicles and combustible materials shall not be allowed within the designated landing area. The designated landing area shall not be within 100 feet (30 480 mm) of tents, canopies and membrane structures.”

Chapter 33, § 3309 of the California Fire Code is added to read as follows:

**3309 Seizure of Fireworks.** All fireworks shall be illegal in the City of Torrance including California State Fire Marshal Safe and Sane. The fire code official shall have the authority to seize, take and remove fireworks and/or safe and sane fireworks stored, sold, offered for sale, used or handled in violation of the provisions of Title 19 CCR, Chapter 6 and Health and Safety Code, Chapter 9.

**EXCEPTION:** When permits are issued for such use.

### **Section 85.2.11 Appendix Chapter 1 Administration [Administrative]**

Appendix Chapter 1, § 104.11, 104.11.4 and § 105 Permits\_of the California Fire Code is amended to read as follows: [Climatic, Topographical and geological]

#### **Authority at Fire and Other Emergencies**

**104.11. General.** The Fire Chief or officer of the fire department in charge at the scene of a fire or other emergency, including such fires and emergencies at industrial facilities where a private fire brigade or a private fire department is established, involving the protection of life or property or any part thereof, shall have the authority to direct such operations as necessary to extinguish or control any fire, perform any rescue operations, investigate the existence of suspected or reported fires, gas leaks or other hazardous conditions or situations or of taking any action necessary in the reasonable performance of duty. Command and control of the emergency shall be the responsibility of the Torrance Fire Department, with cooperation and technical or

professional input provided by appropriate private sector employees and/or management. In the exercise of such power, the chief is authorized to prohibit any person, vehicle, vessel, or thing from approaching the scene and is authorized to remove or cause to be removed or kept away from the scene any vehicle, vessel or thing which could impede or interfere with the operations of the fire department and, in the judgment of the chief, any person not actually and usefully employed in the extinguishing of such fire or in the preservation of property in the vicinity thereof.”

**§ 104.11.4 Financial Responsibility.** Any person who personally, or through another, willfully, negligently, or in violation of law, sets a fire, allows a fire to be set, or allows a fire kindled or attended by him/her to escape from his/her control, allows any hazardous material to be handled, stored, disposed, of, or transported in a manner not in accordance with this Code, State law or nationally recognized Standards, allows any hazardous materials to escape from his/her control, allows continuation of a violation of this Code is liable for the expense of fighting the fire including fire investigation or for the expenses incurred during a hazardous materials incident, and such expense will be charged against that person.

## **§ 105 Permits**

**105.6 Required operational permits.** The fire code official is authorized to issue operational permits for the operations set forth in Appendix Chapter 1, Sections 105.6.1 through 105.6.46.

**105.6.1 Aerosol products.** An operational permit is required to manufacture, store or handle an aggregate quantity of Level 2 or Level 3 aerosol products in excess of 500 pounds (227 kg) net weight.

**105.6.2 Amusement buildings.** An operational permit is required to operate a special amusement building.

**105.6.3 Asbestos removal.** To conduct asbestos removal operations contact the Torrance Building and Safety Department for appropriate permits.

**Assembly.** See “places of assembly.”

**105.6.4 Automobile wrecking yard.** To operate an automobile wrecking yard

**105.6.5 Aviation facilities.** An operational permit is required to use a Group H or Group S occupancy for aircraft servicing or repair and aircraft fuel-servicing vehicles. Additional permits required by other sections of this code include, but are not limited to, hot work, hazardous materials and flammable or combustible finishes.

**105.6.6 Battery Systems.** To install or operate stationary lead-acid battery systems having a liquid capacity of more than 100 gallons (378.5 L).

**105.6.7 Carnivals and fairs.** An operational permit is required to conduct a carnival or fair.

**105.6.8 Cellulose nitrate film.** An operational permit is required to store, handle, or use cellulose nitrate film in a Group A occupancy.

**105.6.9 Christmas tree lots.** To operate a Christmas tree lot.

**105.6.10 Combustible dust-producing operations.** An operational permit is required to operate a grain elevator, flour starch mill, feed mill, or a plant pulverizing aluminum, coal, cocoa, magnesium, spices or sugar, or other operations producing combustible dusts as defined in Chapter 2.

**105.6.11 Combustible fibers.** An operational permit is required for the storage and handling of combustible fibers in quantities greater than 100 cubic feet (2.8 m<sup>3</sup>).

**EXCEPTION:** A permit is not required for agricultural storage.

**105.6.12 Combustible material storage.** To store more than 2500 cubic feet (70.8m<sup>3</sup>) gross volume of combustible empty packing cases, boxes, barrels or similar containers or rubber or cork, or other similarly combustible material.

**105.6.13 Commercial rubbish-handling operation.** To operate a commercial rubbish-handling operation.

**105.6.14 Compressed gases.** An operational permit is required for the storage, use or handling at normal temperature and pressure (NTP) of compressed gases in excess of the amounts listed in Appendix Chapter 1, Table 105.6.8.

**EXCEPTION:** Vehicles equipped for and using compressed gas as a fuel for propelling the vehicle.

**105.6.15 Covered mall buildings.** An operational permit is required for:

1. The placement of retail fixtures and displays, concession equipment, displays of highly combustible goods and similar items in the mall.
2. The display of liquid- or gas-fired equipment in the mall.

**105.6.16 Cryogenic fluids.** An operational permit is required to produce, store, transport on site, use, handle or dispense cryogenic fluids in excess of the amounts listed in Appendix Chapter 1, Table 105.6.10.

**EXCEPTION:** Permits are not required for vehicles equipped for and using cryogenic fluids as a fuel for propelling the vehicle or for refrigerating the lading.

**105.6.17 Cutting and welding.** An operational permit is required to conduct cutting or welding operations within the jurisdiction.

**105.6.18 Day care, (Group E, Div. 3).** To operate any nonresidential building used for day care purposes for more than six children/persons or any residential building used for day care for more than 14 persons.

**105.6.19 Day care, large family, (Group R, Div. 3)** To operate a home-owner operated residence as a large family day care home for nine to 14 persons, for periods less than 24 hours per day.

**105.6.20 Dry cleaning plants.** An operational permit is required to engage in the business of dry cleaning or to change to a more hazardous cleaning solvent used in existing dry cleaning equipment.

**105.6.21 Dust-producing operations.** To operate a grain elevator, flour starch mill, feed mill, or plant pulverizing aluminum, coal, cocoa, magnesium, spices or sugar, or other operation producing combustible dusts.

**105.6.22 Exhibits and trade shows.** An operational permit is required to operate exhibits and trade shows.

**105.6.23 Explosives.** An operational permit is required for the manufacture, storage, handling, sale or use of any quantity of explosives, explosive materials, fireworks or pyrotechnic special effects within the scope of Chapter 33.

**EXCEPTION:** Storage in Group R-3 occupancies of smokeless propellant, black powder and small arms primers for personal use, not for resale and in accordance with Section 3306.

**105.6.24 Group E, Div. 1 and 2.** To use any building for private educational purposes through the 12<sup>th</sup> grade.

**105.6.25 Fire hydrants and valves.** An operational permit is required to use or operate fire hydrants or valves intended for fire suppression purposes which are installed on water systems and accessible to a fire apparatus access road that is open to or generally used by the public.

**EXCEPTION:** A permit is not required for authorized employees of the water company that supplies the system or the fire department to use or operate fire hydrants or valves.

**105.6.26 Fireworks.** For permits for fireworks.

**105.6.27 Fire Protection Systems.** To install, alter or modify any fire protection system.

**105.6.28 Flammable and combustible liquids.** An operational permit is required: To use or operate a pipeline for the transportation within facilities of flammable or combustible liquids. This requirement shall not apply to the off-site transportation in pipelines regulated by the Department of Transportation (DOTn) nor does it apply to piping systems.

1. To store, handle or use Class I liquids in excess of 5 gallons (19 L) in a building or in excess of 10 gallons (37.9 L) outside of a building, except that a permit is not required for the following:
  - 1.1. The storage or use of Class I liquids in the fuel tank of a motor vehicle, aircraft, motorboat, mobile power plant or mobile heating plant, unless such storage, in the opinion of the code official, would cause an unsafe condition.
  - 1.2. The storage or use of paints, oils, varnishes or similar flammable mixtures when such liquids are stored for

maintenance, painting or similar purposes for a period of not more than 30 days.

2. To store, handle or use Class II or Class IIIA liquids in excess of 25 gallons (95L) in a building, except for fuel oil used in connection with oil-burning equipment.
3. To remove Class I or Class II liquids from an underground storage tank used for fueling motor vehicles by any means other than the approved, stationary on-site pumps normally used for dispensing purposes.
4. To place temporarily out of service (for more than 90 days) an underground, protected above-ground or above-ground flammable or combustible liquid tank.
5. To change the type of content stored in a flammable or combustible liquid tank to a material which poses a greater hazard than that for which the tank was designed and constructed.
6. To manufacture, process, blend or refine flammable or combustible liquids.
7. To engage in the dispensing of liquid fuels into the fuel tanks of motor vehicles at commercial, industrial, governmental or manufacturing establishments.
8. To utilize a site for the dispensing of liquid fuels from tank vehicles into the fuel tanks of motor vehicles at commercial, industrial, governmental or manufacturing establishments.

**105.6.29 Floor finishing.** An operational permit is required for floor finishing or surfacing operation exceeding 350 square feet (33 m<sup>2</sup>) using Class I or Class II liquids.

**105.6.30 Fruit and crop ripening.** An operational permit is required to operate a fruit-, or crop-ripening facility or conduct a fruit-ripening process using ethylene gas.

**105.6.31 Fumigation and thermal insecticidal fogging.** An operational permit is required to operate a business of fumigation or thermal insecticidal fogging and to maintain a room, vault or chamber in which a toxic or flammable fumigant is used.

**105.6.32 General Use.** When in the opinion of the chief a permit is required for an activity, use or process that is not covered by any other permit.

**105.6.33 Hazardous materials.** An operational permit is required to store, transport on site, dispense, use or handle hazardous materials in excess of the amounts listed in Table 105.6.20.

**105.6.34 HPM facilities.** An operational permit is required to store, handle or use hazardous production materials.

**105.6.35 High-piled storage.** An operational permit is required to use a building or portion thereof as a high-piled storage area exceeding 500 square feet (46 m<sup>2</sup>).

**105.6.36 Hot work operations.** An operational permit is required for hot work including, but not limited to:

1. Public exhibitions and demonstrations where hot work is conducted.
2. Use of portable hot work equipment inside a structure.

**EXCEPTION:** Work that is conducted under a construction permit.

3. Fixed-site hot work equipment such as welding booths.
4. Hot work conducted within a hazardous fire area.
5. Application of roof covering with the use of an open-flame device.
6. When approved, the fire code official shall issue a permit to carry out a Hot Work Program. This program allows approved personnel to regulate their facility's hot work operations. The approved personnel shall be trained in the fire safety aspects denoted in this chapter and shall be responsible for issuing permits requiring compliance with the requirements found in Chapter 26. These permits shall be issued only to their employees or hot work operations under their supervision.

**105.6.37 Industrial ovens.** An operational permit is required for operation of industrial ovens regulated by Chapter 21.

**105.6.38** To operate or conduct a business which is classified by the California Building Code as follows:

**105.6.38.1 Group I-1.** This occupancy shall include buildings, structures or parts thereof housing clients, on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment that provides personal care services.

This occupancy may contain more than six nonambulatory and/or bedridden clients (See Section 425, Special Provisions For Licensed 24-Hour Care Facilities in a Group I-1, R-3.1, or R-4 Occupancy).

Assisted living facilities such as: Residential Care Facilities, Residential Care Facilities for the Elderly (RCFE's), Adult Residential Facilities, Congregate Living Health Facilities, Group homes, Residential Care Facilities for the Chronically III, and Congregate Living Health Facilities for the Terminally III.

Social rehabilitation facilities such as: Halfway houses, Community Correctional Center, Community Correction Reentry Center, Community Treatment Programs, Work Furlough Programs, and Alcoholism or drug abuse recovery or treatment facilities.

**105.6.38.2 Group I-2.** This occupancy shall include buildings and structures used for medical, surgical, psychiatric, nursing or custodial care on a 24-hour basis for more than six persons who are *classified as nonambulatory or bedridden*. This group shall include, but not limited to, the following:

Hospitals

Nursing homes (both intermediate care facilities and skilled nursing facilities)

Mental hospitals

Detoxification facilities

**Child care facility.** A child care facility that provides care on a 24-hour basis to more than six children 2 ½ years of age or less shall be classified as Group I-2.

**105.6.38.2.1 Group I-2.1, Ambulatory Care Facility.** A healthcare facility that receives persons for outpatient medical care that may render the patient incapable of unassisted self-preservation and where each tenant space accommodates more than five such patients.

**105.6.38.3 Group I-3.** This occupancy shall include building or portions of buildings and structures that are inhabited by one or more persons who are under restraint. An I-3 facility is occupied by persons who are restrained. This group shall include, but not limited to, the following:

Prisons

Jails

Reformatories

Detention centers

Correctional centers

Juvenile Halls

Buildings of Group I-3 shall be classified as one of the occupancy conditions indicated in Sections 308.4.1 through 308.4.5 (see Section 408.1)

**105.6.38.4 Group I-4, Day Care Facilities.** This group shall include buildings and structures occupied by persons of any age who receive custodial care for less than 24 hours by individuals other than parents or guardians, relatives by blood, marriage or adoption and in a place other than the home of the person cared for. A facility such as the above with six or fewer persons shall be classified as a Group R-3. Places of worship during religious functions are not included.

**Adult Care Facility.** A facility that provides accommodations for less than 24 hours for more than six unrelated adults and provides supervision and personal care services shall be classified as Group I-4.

**Child Care Facility.** A facility that provides supervision and personal care on less than a 24-hour basis for more than six children 2 ½ years of age or less shall be classified as Group I-4.

**EXCEPTION:** A child day care facility that provides care for more than six but no more than 100 children 2 ½ years or less of age, when the rooms where such children are cared for are located on the level of exit discharge and each of these child care rooms has an exit door directly to the exterior, shall be classified as Group E.

**105.6.39 Lumber yards and woodworking plants.** An operational permit is required for the storage or processing of lumber exceeding 100,000 board feet (8, 333 ft<sup>3</sup>) (236 m<sup>3</sup>)

**105.6.40 Liquid-or gas-fueled vehicles or equipment in assembly buildings.** An operational permit is required to display, operate or demonstrate liquid- or gas-fueled vehicles or equipment in assembly buildings.

**105.6.41 LP- gas.** An operational permit is required for:

1. Storage and use of LP-gas.

**EXCEPTION:** A permit is not required for individual containers with a 500-gallon (1893 L) water capacity or less serving occupancies in Group R-3.

2. Operation of cargo tanker that transport LP-gas.

**105.6.42 Magnesium.** An operational permit is required to melt, cast, heat treat or grind more than 10 pounds (4.54 kg) or magnesium.

**105.6.43 Mall, covered.** To use a covered mall in the following manner:

1. Placing or constructing temporary kiosks, displays booths, concession equipment or the like in the mall.
2. To use a mall as a place of assembly.
3. To use open-flame or flame-producing devices.
4. To display any liquid- or gas-fueled powered equipment.

**105.6.44 Miscellaneous combustible storage.** An operational permit is required to store in any building or upon any premises in excess of 2,500 cubic feet (71 m<sup>3</sup>) gross volume of combustible empty packing cases, boxes, barrels or similar containers, rubber tires, rubber, cork or similar combustible material.

**105.6.45 Motor vehicle fuel-dispensing stations.** To dispense flammable or combustible liquids, liquefied petroleum gases or compressed natural gas at motor vehicle fuel-dispensing stations.

**105.6.46 Open burning.** An operational permit is required for the kindling or maintaining of an open fire or a fire on any public street, alley, road, or other public or private ground. Instructions and stipulations of the permit shall be adhered to.

**EXCEPTION:** Recreational fires.

**105.6.47 Open flames and torches.** An operational permit is required to remove paint with a torch; or to use a torch or open-flame device in a hazardous fire area.

**105.6.48 Open flames and candles.** An operational permit is required to use open flames or candle in connection with assembly areas, dining areas of restaurant or drinking establishments.

**105.6.49 Organic coatings.** An operational permit is required for any organic-coating manufacturing operation producing more than 1 gallon (4 L) of an organic coating in one day.

**105.6.50 Ovens, industrial baking or drying.** To operate an industrial baking or drying oven.

**105.6.51 Parade floats.** To use a parade float for public performance, presentation, spectacle, entertainment or parade.

**105.6.52 Places of assembly.** An operational permit is required to operate a place of assembly.

**105.6.53 Private fire hydrants.** An operational permit is required for the removal from service, use or operation of private fire hydrants.

**EXCEPTION:** A permit is not required for private industry with trained maintenance personnel, private fire brigade or fire departments to maintain, test and use private hydrants.

**105.6.54 Pyrotechnic special effects material.** An operational permit is required for use and handling of pyrotechnic special effects material.

**105.6.55 Pyroxylin plastics.** An operational permit is required for storage or handling of more than 25 pounds (11 kg) of cellulose nitrate (pyroxylin) plastics and for the assembly or manufacture of articles involving pyroxylin plastics.

**105.6.56 Radioactive materials.** To store or handle at any installation more than 1 microcurie (37,000 becquerel) of radioactive material not contained in a sealed source or more than 1 millicurie (37,000,000 becquerel) of radioactive material in a sealed source or sources, or any amount of radioactive material for which a specific license from the Nuclear Regulatory Commission is required.

**105.6.57 Refrigeration equipment.** An operational permit is required to operate a mechanical refrigeration unit or system regulated by Chapter 6.

**105.6.58 Repair garages and motor fuel-dispensing facilities.** An operational permit is required for operation of repair garages and automotive, marine and fleet motor fuel-dispensing facilities.

**105.6.59 Residential Care Facility.** To operate a Residential Care Facility where no medical care is provided.

**105.6.60 Rooftop helicopters.** An operational permit is required for the operation of a rooftop heliport.

**105.6.61 Spraying or dipping.** An operational permit is required to conduct a spraying or dipping operation utilizing flammable or combustible liquids or the application of combustible powders regulated by Chapter 15.

**105.6.62 Storage of scrap tires and tire byproducts.** An operational permit is required to establish, conduct or maintain storage of scrap tires and tire byproducts that exceeds 2,500 cubic feet (71m<sup>3</sup>) of total volume of scrap tires and for indoor storage of tires and tire byproducts.

**105.6.63 Temporary membrane structures, tents, and canopies.** An operational permit is required to operate an air-supported temporary membrane structure or a tent having an area in excess of 200 square feet (19 m<sup>2</sup>), or a canopy in excess of 400 square feet (37 m<sup>2</sup>).

**EXCEPTIONS:**

1. Tents used exclusively for recreational camping purposes.
2. Fabric canopies open on all sides which comply with all of the following:
  - 2.1. Individual canopies having a maximum size of 700 square feet (65 m<sup>2</sup>).
  - 2.2. The aggregate area of multiple canopies placed side by side without a fire break clearance of not less than 12 feet (3658 mm) shall not exceed 700 square feet (65 m<sup>2</sup>) total.
  - 2.3. A minimum clearance of 12 feet (3658 mm) to structures and other tents shall be provided.

**105.6.64 Tire-rebuilding plants.** An operational permit is required for the operation and maintenance of a tire-rebuilding plant.

**105.6.65 Tire storage.** To use an open area or portion thereof to store tires in excess of 1000 cubic feet (28.3m<sup>3</sup>).

**105.6.66 Waste handling.** An operational permit is required for the operation of wrecking yards, junk yards and waste material-handling facilities.

**105.6.67 Wood products.** An operational permit is required to store chips, hogged material, lumber or plywood in excess of 200 cubic feet (6 m<sup>3</sup>).

**105.6.68 Woodworking.** To operate a business which conducts woodworking, or operates as a cabinet shop or other similar purposes.

**§ 85.2.12 Appendix A Life Safety Requirements for Existing Buildings.  
[Administrative]**

Section A115.1, A115.2, A115.3, A115.4, A115.5, A115.6 of Appendix Chapter A1 of the California Building Code, 2007 Edition, is hereby added to read as follows:

**A115.1 Date for Compliance.** Six (6) months after notification by the Torrance Fire Department or Building & Safety Department that the structure is in violation of this chapter, every building falling within its scope shall be vacated until made to conform to

the requirements of this section. The Building Official may grant necessary extensions of time when it can be shown that the specific time periods are not physically practical or pose an undue hardship. The granting of an extension of time for compliance shall be based upon the showing of good cause and subject to the filing of an acceptable systematic progressive plan of correction with the Building Official.”

**A115.2 Exterior Exits.** Exterior exit doors shall comply with the provisions of Chapter 10.

**A115.3 Corridors.** Corridors of Groups A, B, E, F, H, I, M and R, Division 1, and S Occupancies serving an occupancy load of 30 or more, shall have walls and ceilings of not less than one hour fire resistive construction as required by the code. Existing walls surfaced with wood lath and plaster in good condition or ½-inch gypsum wallboard or openings with fixed wired glass set in steel frames are permitted for corridor walls and ceilings and occupancy separations when approved. Where lath and plaster is found to be deteriorating in exit corridors, it shall be replaced or covered with 5/8 inch Type X gypsum wallboard throughout. Doors opening into such corridors shall be protected by 20-minute fire assemblies or solid wood doors not less than 1¾ inch thick door, a 1 3/8 -inch-thick solid bonded wood-core door or equivalent insulated steel door shall be permitted. Doors shall be self-closing or automatic closing by smoke detection. Transoms and openings other than doors from corridors to rooms shall comply with Section 1004.3.4.3.2 of the Uniform Building Code or shall be covered with a minimum of ¾ inch plywood or ½ -inch gypsum wallboard or equivalent material on the room side.

**EXCEPTION:** Existing corridor walls, ceilings and opening protection not in compliance with the above may be continued when such buildings are protected with an approved automatic sprinkler system throughout. Such sprinkler system may be supplied from the domestic water system if it is of adequate volume and pressure.

**A115.4 General.** Dwelling units and hotel or lodging house guest rooms that are used for sleeping purposes shall be provided with smoke detectors. Detectors shall be installed in accordance with the approved manufacturer's instructions.

**A115.5 Separation of Occupancies.** Occupancy separations shall be provided as specified in Section 302 of this code. When approved by the Building Official, existing wood lath and plaster in good condition or ½ inch gypsum wallboard may be acceptable where one-hour occupancy separations are required.

Upon inspection, where it is found that the original construction or due to deterioration, a condition exists where fire could spread unchecked vertically or horizontally, provide a one-hour fire separation or repair the penetration to the satisfaction of the Fire Department and the Building and Safety Department.”

**A115.6 Compliance Data.** After notification by the Torrance Fire Department or Building and Safety Department, the owner shall, subject to the following time limits, take necessary actions to comply with the provisions of this chapter.

Plans and specifications for the necessary alterations shall be filed with the Building Official within 18 months after the date of owner notification. Work on the required alterations to the building shall commence within 30 months of the date of owner notification and such work shall be completed within five years from the date of owner notification.

The Building Official may grant necessary extensions of time when it can be shown that the specified time periods are not physically practical or pose an undue hardship. The granting of an extension of time for compliance shall be based upon the showing of good cause and subject to the filing of an acceptable systematic progressive plan of correction with the Building Official.”

**§ 85.2.13 Appendix B Fire Flow Requirements for Buildings [Climatic, Geological, Topographical]**

§ B105.2 of Appendix B of the California Fire Code is amended as follows:

**B105.2 Buildings other than One- and Two-Family Dwellings.** The minimum fire flow and flow duration for buildings other than one and two-family dwellings shall be as specified in Table B105.1.

**EXCEPTION:** A reduction in required fire flow of up to 50 percent, as approved is allowed when the building is provided with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3. The resulting fire flow shall not be less than 1,500 gallons per minute (5677.5 L/min.) for the duration as specified in Table B105.1.

**§ 85.2.14 Appendix C Life Safety Requirements for Existing High Rise Buildings**

§ 1 of Appendix C of the California Fire Code is added as follows:

**C101 COMPLIANCE DATA.**

After notification by the Torrance Fire Department or Building and Safety Department, the owner shall, subject to the following time limits, take necessary actions to comply with the provisions of this chapter.

Plans and specifications for the necessary alterations shall be filed with the chief within 18 months after the date of owner notification. Work on the required alterations to the building shall commence within 30 months of the date of owner notification and such work shall be completed within five years from the date of owner notification.

The Chief may grant necessary extensions of time when it can be shown that the specific time periods are not physically practical or pose an undue hardship. The granting of an extension of time for compliance shall be based upon the showing of good cause and subject to the filing of an acceptable systematic progressive plan of correction with the chief.”

### **§ 85.2.15 Appendix D-- Fire Apparatus Access Roads [Geological, Topographical]**

Appendix D of California Fire Code is amended and added to read as follows:

#### **Appendix D Fire Apparatus Access Roads**

### **§ D101 –GENERAL**

**D101.1 Scope.** The provisions of Chapter 5, Section 503.2.1, apply unless specially modified by this appendix. This appendix is intended to provide guidelines to be considered by the chief when determining fire department access for commercial and residential developments when onsite access is required. Approved alternatives for fire department access include the needs of the local fire department and the following sections.

### **§ D10—Minimum Specifications**

**D104.3.4 Multiple Access Provisions.** The chief is authorized to require two or more means of access in accordance with Section 503.1.2

**D103.5.1 Access-control Devices.** When required fire department access is restricted by the installation of access-control devices, such devices shall be approved by the chief, provide adequate clear width for fire department apparatus and be maintained operable at all times.

**D103.6 Signs.** When motor vehicle parking is allowed on access roadways, such parking shall not encroach into the fire department access roadway. When this provision is compromised or restricted, the chief is authorized to require signage to indicate parking restriction in accordance with Section 503.3.

**D102.1 Access and loading.** Access roadways or streets shall comply with the provisions of Chapter 5, Section 503.2.1. Fire department access shall have an unobstructed width of not less than 25 feet. Road widths shall be as approved by the chief, or as follows:

1. 25 feet wide when parking is not allowed on either side of the roadway,
2. 28 feet wide when parking is not allowed on only one side of the roadway, and
3. 34 feet wide when parking is not restricted.

**D105 Aerial ladder access.** When the height of a structure at the roof eaves exceeds 27 feet or the capability of the fire department to access the roof safely utilizing ground ladders, the location and width of access roadways shall be such that truck mounted aerial ladders may be utilized. Aerial ladder access shall include the ability to maneuver apparatus, deploy outriggers and provide proper climbing angles. The minimum road width shall not be less than 30 feet, or as approved by the chief.

**D103.4 Dead ends.** Dead end fire department access road shall be in accordance with Torrance Fire Department Operations Manual "Fire Lanes". For the purpose of the apparatus maneuvering, the use of bulb or cul-de-sacs, hammerheads, "Y"-heads, or other methods shall be subject to the capabilities of the fire apparatus, as required by the chief.

**D103.4.1 Cul-de-sacs.** Cul-de-sacs shall maintained clear and unobstructed, allowing a turning radius that is consistent with the capabilities of the fire apparatus of the fire department, subject to the approval by the chief.

**EXCEPTIONS:** When alternate methods and means relating turning around of fire apparatus are provided, the provisions of this section may be modified by the chief.

**D103.2 Grades.** Fire apparatus roads shall not exceed 10 percent in grade.

**EXCEPTIONS:** 1. The Fire Chief is authorized to allow increased steepness of grade, depending on the apparatus requirements of the fire department, when every building in the residential development is provided with an approved automatic fire sprinkler system.

2. The chief may allow an increase of the maximum grade when other approved fire protection measures are provided.

**D103.6.3 Angles of Approach and Departure.** The angles of approach and departure for any means of access shall not exceed the design limitations of the fire apparatus of the fire department, or 8 percent, whichever is greater.

**D102.2 Surface.** Fire apparatus access roads shall be designed and maintained to ensure that all-weather driving capabilities are maintained in accordance with CFC Section 503.2.3. When required by the chief, proposed alternate design criteria for an "all-weather-surface" fire department access road or street, bearing the stamp of a professional engineer shall be provided.

**D103.6.4 Drainage.** When subject to run-off damage, the chief is authorized to require approved drainage.

## **§ 85.2.16 Appendix E Suppression and Control Of Hazardous Fire Areas**

**[Climatic, Geological, Topographical]**

§ 1 of Appendix E of the California Fire Code is added to read as follows:

**E101** Maintain additional fire protection or firebreak by removing brush, flammable vegetation and combustible growth located from 30 feet to 100 feet (9144 mm to 30480 mm) from such buildings or structures, when required by the chief because of extra-hazardous conditions.

**E102** When required by the Fire Chief, a fire break may be increased up to 200 feet (60 960 mm) on hillside properties to mitigate convective and radiant heat transfer resulting from the slope of the property.

**E103** Grass and other vegetation located more than 30 feet (9144 mm) from such buildings or structures and less than 18 inches (457 mm) in height above the ground, may be maintained where necessary to stabilize the soil and prevent erosion.”

**SECTION 2**

Any provisions of the Torrance Municipal Code, or appendices thereto, or any other ordinances of the City inconsistent herewith to the extent of such inconsistencies and no further, are hereby repealed.

**SECTION 3**

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portion of the ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences or phrases be declared invalid or unconstitutional.

**SECTION 4**

Any person violating any of the provisions of this ordinance shall be guilty of a misdemeanor and, upon conviction thereof, shall be subject to a fine not exceeding One Thousand Dollars (\$1000.00) or six (6) months in the County Jail of Los Angeles County, or by both such fine and imprisonment in the discretion of the Court.

**SECTION 5**

This ordinance will take effect thirty days after the date of its adoption. Within fifteen days following adoption, this ordinance or a summary of this ordinance, if authorized by the City Council, will be published at least once in the Daily Breeze, a newspaper of general circulation, published and circulated in the City of Torrance.

INTRODUCED AND APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2007.

ADOPTED AND PASSED this \_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
Frank Scotto, Mayor  
City of Torrance

ATTEST:

\_\_\_\_\_  
Sue Herbers  
Clerk of the City of Torrance

APPROVED AS TO FORM:

\_\_\_\_\_  
JOHN L. FELLOWS III  
City Attorney



**Ordinance Summary****TORRANCE CITY COUNCIL ORDINANCE NO.**

On December 3, 2007 the City Council of the City of Torrance adopted an ordinance as follows:

Repeals Articles 1 and 2 of Chapter 5 of Division 8 of the Torrance Municipal Code, enacting new Articles 1 and 2 which adopts amendments to the California Fire Code, 2007 Edition, the International Fire Code, 2006 Edition with amendments, including appendix chapters 1, A, B, C, D and E.

The amendments to the 2007 California Fire Code and 2006 International Fire Code include the following subjects: Fire fees, Definitions, Fire lane marking/Signage, Problematic systems and systems out of service, Firewatch, Limited area sprinkler system, Seizure of fireworks, Financial Responsibility, and fire permits.