

Council/Agency Meeting Held: _____	_____ City Clerk's Signature
Deferred/Continued to: _____	
<input type="checkbox"/> Approved <input type="checkbox"/> Conditionally Approved <input type="checkbox"/> Denied	
Council Meeting Date: 7/21/2008	Department ID Number: FD 08-004

**CITY OF HUNTINGTON BEACH
REQUEST FOR CITY COUNCIL ACTION**

SUBMITTED TO: Honorable Mayor and City Council Members

SUBMITTED BY: Paul Emery, Interim City Administrator

PREPARED BY: William Reardon, Acting Fire Chief *(WR)* 7-8-08

SUBJECT: Adopt Ordinance Amending Municipal Code Section 17.56 Regarding Fire Sprinkler and Construction Requirements

Statement of Issue, Funding Source, Recommended Action, Alternative Action(s), Analysis, Environmental Status, Attachment(s)
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Statement of Issue: Request for City Council to adopt an ordinance amending Municipal Code Section 17.56 regarding fire sprinkler and construction requirements.

Funding Source: Not applicable.

Recommended Action: Motion to:

Adopt Ordinance No. 3808 an ordinance of the City of Huntington Beach amending Sections 903.2, 903.6.2 and 1413.1, and adding new sections 903.2.19 and 1414.1.1 of Chapter 17.56 of the Huntington Beach Municipal Code relating to sprinkler and construction requirements.

Alternative Action(s): Do not introduce the Ordinance.

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Analysis: Following the recent City Council adoption of the new 2007 California Fire Code, five issues, concerning the sprinkler ordinance, have been identified that require adopting the following amendments to Section 17.56 of the Huntington Beach Municipal Code, known as the Huntington Beach Fire Code (HBFC). The following amendments will correct the current deficiency in the sprinkler ordinance.

Amendment to HBFC Section 903.2:

This amendment will bring the HBFC into alignment with the Fire Department's intent with regard to the maximum allowable building size for non-sprinklered buildings. Specifically, this will limit new non-sprinklered structures to 10,000 square feet. The current code limits any fire area to 5,000 square feet, but allows any number of fire areas within a building. This amendment will protect the City from the construction of extremely large non-sprinklered buildings.

Amendment to HBFC Section 903.6.2:

This amendment will allow the HBFC fire sprinkler provisions to be applied to existing buildings in the same manner as the Huntington Beach Building Code provisions are currently applied. The amendment will provide the following fire sprinkler provisions:

1. Allow tenant improvements to an existing occupancy without requiring the remaining occupancies to make alterations. The improvements are subject to the requirements of the current HBFC and thereby improve the safety of the building due to compartmentalization.
2. Two conditions that prompt the application of the sprinkler ordinance are added. Specifically, the removal of the existing roof or an increase in the occupant load to 300 persons or greater are added to the existing conditions. Existing conditions include an increase of square footage or a change in occupancy classification to an assembly, educational, institutional, hazardous, or residential use.
 - a. The roof removal will prompt the application of the sprinkler ordinance in order to improve the safety of existing buildings undergoing major tenant improvements.
 - b. The occupant load change will prompt the application of the sprinkler ordinance in order to re-establish a previous requirement that was not included in the new 2007 California Fire Code due to the restructuring of occupancy classifications. Under the previous HBFC, an increase to 300 persons or greater would cause a change in the occupancy classification, which would prompt the application of the sprinkler ordinance.

Addition of HBFC Section 903.2.19:

This added section will identify fire sprinkler requirements for F-2 (Light Fabrication) occupancy types, such as a machine shop. The current Fire Code does not include fire sprinkler requirements for this type of occupancy.

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Amendment of HBFC Section 1413.1:

This amendment will change the condition prompting the requirement for a standpipe during construction from four stories or greater to anything greater than one story, as currently required in the city specification titled, Fire Safety Requirements for Construction Sites.

Addition of HBFC Section 1414.1.1:

This added section will include the requirement for fire sprinklers to be functional during construction, as currently required by the city specification titled, Fire Safety Requirements for Construction Sites.

Accordingly, attached is an ordinance amending Chapter 17.56 of the Municipal Code to address these issues. This enhancement of fire sprinkler requirements will provide for safer buildings, as well as more flexibility for developers, property owners, and prospective businesses.

Strategic Plan Goal: C-2 City Services: Provide quality public service with the highest professional standards to meet community expectations and needs, assuring that the city is sufficiently staffed and equipped overall.

Environmental Status: None.

Attachment(s):

City Clerk's Page Number	No.	Description
4	1.	An Ordinance of the City Council of the city of Huntington Beach Amending Municipal Code Section 17.56 – the Huntington Beach Fire Code – Pertaining to Sprinklers and Construction Requirements.

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ATTACHMENT #1

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AN ORDINANCE OF THE CITY OF HUNTINGTON BEACH
AMENDING CHAPTER 17.56 OF THE HUNTINGTON BEACH MUNICIPAL CODE
RELATING TO THE FIRE CODE

The City Council of the City of Huntington Beach does hereby ordain as follows:

SECTION 1. Section 17.56.175 of the Huntington Beach Municipal Code is hereby amended to read as follows:

17.56.175 CFC Section 903.2 Where required, Amended. Approved automatic sprinkler systems in new buildings and structures as well as existing buildings and structures, as required by Section 903.6.2, shall be provided in the locations described in this section. In no case, where the provisions of Section 903 are applicable and notwithstanding any other provisions found in this Section, shall a new building or structure be constructed to exceed 10,000 square feet (929 m²) in total gross floor area, including mezzanines, without approved automatic sprinkler systems being provided throughout the building.

Exceptions:

1. Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic fire alarm system and are separated from the remainder of the building by fire barriers consisting of not less than 1-hour fire resistance-rated walls and 2-hour fire resistance-rated floor/ceiling assemblies and have less than 10,000 square feet (929 m²) in total gross floor area.

2. Automatic fire sprinkler protection for fixed guideway transit systems shall be as per Section 903.2.17.

SECTION 2. Section 17.56.340 of the Huntington Beach Municipal Code is hereby amended to read as follows:

17.56.340 CFC Section 903.6.2 Tenant improvements to existing occupancies, Amended. Section 903 shall apply to existing occupancies/tenant space undergoing tenant improvement as follows:

1. Occupancies/tenant space undergoing tenant improvement where the square footage of the space is being increased.

2. Existing occupancies/tenant space where there is a change in occupancy classification to an assembly, educational, institutional, hazardous, or residential use.

3. Existing occupancies/tenant spaces where the entire existing roof structure is to be demolished during the improvement.

4. Existing assembly occupancies that increase their maximum occupant load to exceed 299 persons.

SECTION 3. Section 17.56.325 of the Huntington Beach Municipal Code is hereby added to read as follows:

17.56.325 CFC Section 903.2.19 Group F-2, Added. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-2 occupancy where one of the following conditions exists:

1. Where a Group F-2 fire area exceeds 5,000 square feet (465 m²);
2. Where a Group F-2 fire area is located more than three stories above grade or above plane; or
3. Where the combined area of all Group F-2 fire areas on all floors, including any mezzanines, exceeds 10,000 square feet (929 m²).

SECTION 4. Section 17.56.435 of the Huntington Beach Municipal Code is hereby amended to read as follows:

17.56.435 CFC Section 1413.1 Where required, Amended. Buildings more than a single story above grade shall be provided with not less than one standpipe for use during construction. Such standpipes shall be provided with fire department connections at accessible locations adjacent to usable stairs. Such standpipes shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring.

Exception:

Standpipes will not be required during construction in R-3, R-3.1, and R-4 occupancies unless they are required by other provisions of the building or fire code.

SECTION 5. Section 17.56.436 of the Huntington Beach Municipal Code is hereby added to read as follows:

17.56.436 CFC Section 1414.1.1 Function During Construction, Added. If the building is higher than a single story above grade, the following provisions shall be met:

1. During construction, an approved automatic sprinkler system shall be installed and shall be fully functional up to one floor below the highest point of construction having secured decking or flooring.

Exception:

1. Per Section 1412.1, a temporary water supply may be utilized to supply the approved automatic sprinkler system as approved by Public Works.

2. A temporary sprinkler system may be installed as approved by the Fire Department.

SECTION 6. This ordinance shall become effective 30 days after its adoption.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the _____ day of _____, 2008.

Mayor

ATTEST:

APPROVED AS TO FORM:

City Clerk

[Signature] 7/15/08
[Signature] 7/15/08
City Attorney DKO 7/15/08

REVIEWED AND APPROVED:

INITIATED AND APPROVED:

[Signature]

City Administrator

[Signature]

Fire Chief 7/15/08

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CHAPTER 17.56 OF THE HUNTINGTON BEACH MUNICIPAL CODE
RELATING TO THE FIRE CODE

17.56.175 CFC Section 903.2 Where required, Amended. Approved automatic sprinkler systems in new buildings and structures **as well as existing buildings and structures, as required by Section 903.6.2**, shall be provided in the locations described in this section. **In no case, where the provisions of Section 903 are applicable and notwithstanding any other provisions found in this Section, shall a new building or structure be constructed to exceed 10,000 square feet (929 m²) in total gross floor area, including mezzanines, without approved automatic sprinkler systems being provided throughout the building.**

Exceptions:

1. Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic fire alarm system and are separated from the remainder of the building by fire barriers consisting of not less than 1-hour fire resistance-rated walls and 2-hour fire resistance-rated floor/ceiling assemblies **and have less than 10,000 square feet (929 m²) in total gross floor area.**

2. Automatic fire sprinkler protection for fixed guideway transit systems shall be as per Section 903.2.17.

17.56.340 CFC Section 903.6.2 Tenant improvements to existing occupancies, aAmended. Section 903 shall apply to existing ~~buildings~~ **occupancies/tenant space** undergoing tenant improvement as follows:

1. ~~Buildings~~**Occupancies/tenant space** undergoing tenant improvement where the square footage of the ~~buildings~~**space** is being increased.

2. Existing ~~buildings~~**occupancies/tenant space** where there is a change in occupancy classification to an assembly, educational, institutional, hazardous, or residential use.

3. **Existing occupancies/tenant spaces where the entire existing roof structure is to be demolished during the improvement.**

4. Existing assembly occupancies that increase their maximum occupant load to exceed 299 persons.

17.56.325 CFC Section 903.2.19 Group F-2, Added. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-2 occupancy where one of the following conditions exists:

- 1. Where a Group F-2 fire area exceeds 5,000 square feet (465 m²);**
- 2. Where a group F-2 fire area is located more than three stories above grade or above plane; or**
- 3. Where the combined area of all Group F-2 fire areas on all floors, including any mezzanines, exceeds 10,000 square feet (929 m²).**

17.56.435 CFC Section 1413.1 Where required, Amended. Buildings four or more ~~than a single story~~ stories in height **above grade** shall be provided with not less than one standpipe for use during construction. ~~Such standpipes shall be installed when the progress of construction is not more than 40 feet in height above the lowest level of fire department access.~~ Such standpipes shall be provided with fire department connections at accessible locations adjacent to usable stairs. Such standpipes shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring.

Exception:

Standpipes will not be required during construction in R-3, R-3.1, and R-4 occupancies unless they are required by other provisions of the building or fire code.

17.56.436 CFC Section 1414.1.1 Function During Construction, Added. If the building is higher than a single story above grade, the following provisions shall be met:

- 1. During construction, an approved automatic sprinkler system shall be installed and shall be fully functional up to one floor below the highest point of construction having secured decking or flooring.**

Exception:

1. Per Section 1412.1, a temporary water supply may be utilized to supply the approved automatic sprinkler system as approved by Public Works.

2. A temporary sprinkler system may be installed as approved by the Fire Department.

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