

## ORDINANCE 13-300

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION VIEJO ADOPTING BY REFERENCE THE 2013 EDITIONS OF THE CALIFORNIA BUILDING, RESIDENTIAL, PLUMBING, ELECTRICAL, MECHANICAL, GREEN BUILDING STANDARDS, HISTORICAL BUILDING, AND EXISTING BUILDING CODES, AND THE 2012 EDITIONS OF THE INTERNATIONAL SWIMMING POOL AND SPA CODE AND INTERNATIONAL PROPERTY MAINTENANCE CODE, TOGETHER, WITH CERTAIN APPENDICES AND AMENDMENTS THERETO, AND AMENDING TITLE 8 OF THE MISSION VIEJO MUNICIPAL CODE**

**THE CITY COUNCIL OF THE CITY OF MISSION VIEJO DOES HEREBY ORDAIN AS FOLLOWS:**

**Section 1.** Chapter 8.02 “Building and Housing Codes” of Title 8 “Buildings and Construction” of the Mission Viejo Municipal Code, is hereby repealed; provided, however, that such repeal shall not affect or excuse any violation of any of said Chapter or codes occurring prior to the effective date of this ordinance.

**Section 2.** A new Chapter 8.02 is hereby added to Title 8 of the Mission Viejo Municipal Code to read as follows:

### **“CHAPTER 8.02. BUILDING AND HOUSING CODES**

#### **Sec. 8.02.010. Adoption of California Building Codes and related model codes.**

For the purpose of prescribing regulations for erection, construction, alteration, relocation, enlargement, replacement, repair, improving, conversion, equipment, use and occupancy, location, maintenance, removal and demolition of every building and structure, or any appurtenances connected or attached to such buildings or structures, the following construction codes, subject to the modifications set forth in this Chapter, are hereby adopted by reference: the California Building Code, 2013 Edition, based on the 2012 International Building Code as published by the International Code Council; the California Residential Code, 2013 Edition, based on the 2012 International Residential Code as published by the International Code Council; the California Electrical Code, 2013 Edition, based on the 2011 National Electrical Code as published by the National Fire Protection Association; the California Mechanical Code, 2013 Edition, based on the 2012 Uniform Mechanical Code as published by the International Association of Plumbing and Mechanical Officials; the California Plumbing Code, 2013 Edition, based on the 2012 Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials; the California Historical Building Code, 2013 Edition; the California Existing Building Code, 2013 Edition; the California Green Building Standards Code, 2013 Edition; the International Swimming Pool and Spa Code, 2012 Edition, as published by the International Code Council,;

the International Property Maintenance Code, 2012 Edition, as published by the International Code Council. For the purpose of prescribing regulations for grading and excavations, the Orange County Grading and Excavation Code, as is in effect on the date this Chapter becomes effective, is hereby adopted by reference. The provisions of these Construction Codes as amended by this chapter shall constitute the Building Regulations of the City of Mission Viejo. Where the California Code of Regulations and/or State Building Standards Code conflict with any sections of the Construction Codes, applicable State laws and regulations shall govern.

One (1) copy of all the above codes and standards therefor are on file in the office of the Building Official pursuant to Health and Safety Code Section 18942 (e) (1) and are made available for public inspection.

**Sec. 8.02.030. Penalties and civil remedies.**

It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, or maintain any building or structure in the city, or cause same to be done, contrary to or in violation of any of the provisions of the code, or to otherwise violate any provision of any of the codes adopted in this chapter.

Any person, firm, or corporation violating any of the provisions or failing to comply with any of the mandatory requirements of this chapter or any of the codes adopted herein, shall be guilty of a misdemeanor, unless such violation is designated as an infraction, and penalties for any such violation shall be as set forth in section 1.01.200 of the Municipal Code. Any person, firm, or corporation shall be guilty of a separate offense for each and every day during which any violation of any provision of this chapter or any of the codes adopted herein is committed, continued, or permitted. Any violation of this chapter or any of the codes adopted herein is a nuisance that may be abated pursuant to Chapter 9.59 of this Code.

**Sec. 8.02.040. Fees.**

All fees authorized by this chapter shall be as set forth by resolution of the City Council.

**Sec. 8.02.050. Adoption of the California Building Code.**

Except as provided in this chapter, the California Building Code, 2013 Edition, based on the 2012 International Building Code as published by the International Code Council, shall be and become the Building Code of the City of Mission Viejo. The California Building Code is on file for public examination in the office of the Building Official.

**Sec. 8.02.060. Section 104.8 Liability amended.**

**Section 104.8 Liability** of Chapter 1 of the California Building Code is hereby amended by adding a sentence to the end of the paragraph as follows:

The provisions of this section shall apply if the Building Official or his/her authorized representative are employees of this jurisdiction and shall also apply if the

Building Official or his/her authorized representative are acting under contract as agents of this jurisdiction.

**Sec. 8.02.070. Section 105.2 amended.**

**Section 105.2 Work exempt from a permit** of Chapter 1 of the California Building Code is hereby amended by amending exemption 2 and 9 to read as follows:

2. Fences not over 6 feet (2134 mm) high.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 18 inches deep, do not exceed 5,000 gallons and are installed entirely above ground.

**Sec. 8.02.080. Section 105.8 added.**

**Section 105.8 Reconstruction** is added to Chapter 1 of the California Building Code to read as follows:

**105.8. Reconstruction.** If the value of the reconstruction (or renovation) of a building is equal to or exceeds 75 percent of the value of the building, the entire building shall comply with the code provisions for new construction. The value of the reconstruction (or renovation) for a property shall include the value of all construction stemming from construction-related permits issued within the last two years.

**Sec. 8.02.85. Section 109.4 amended.**

**Section 109.4 Work commencing before permit issuance** of the California Building Code is hereby amended as follows:

**Section 109.4 Work commencing before permit issuance.** Any person who commences any work on a building, structure, electrical, gas, mechanical, or plumbing system before obtaining the necessary permits shall be subject to an investigation fee in addition to the required permit fees. The investigation fee shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code. The payment of such investigation fee shall not exempt an applicant from compliance with all other provisions of either this code or the technical codes nor from the penalty prescribed by law.

**Sec. 8.02.90. Section 112.4 added.**

**Section 112.4 Underground utilities required** is added to Chapter 1 of the California Building Code to read as follows:

**112.4. Underground utilities required.** The building official shall, as a condition precedent to the issuance of a building permit, require all utility services located within the exterior boundary lines of a lot or parcel of property to be installed underground if:

1. The property is to be developed with a new or relocated main building.
2. The remodeling, alteration or addition to an existing main building exceeds 50 percent of the value or area of the existing building.
3. A residential building or use is converted to any nonresidential use or purpose.

For purposes of this section, the term “main building” shall mean a building in which is conducted the principal use of the lot or building site on which it is located.

The owner or developer of the property is responsible for complying with the requirements of this section and shall provide all necessary facilities on the property to receive such service from the supplying utilities.

If it is determined that practical difficulties or unreasonable hardships inconsistent with the purposes of this chapter and unique to a particular parcel of property would result from the literal interpretation of this section, the building official may waive, modify or delay the imposition of any undergrounding requirement imposed pursuant to the section upon written application of any affected property owner. If the building official determines to delay the installation of required underground utilities, a recorded agreement guaranteeing the future performance of the work may be required, together with adequate performance security enforceable by the city in the form of a cash deposit, bond letter of credit or other instrument satisfactory to the city attorney.

For purposes of this section, appurtenances and associated equipment, such as but not limited to surface-mounted transformers, pedestal-mounted terminal boxes and meter cabinets, and concealed ducts in an underground system, may be placed above ground.

**Sec. 8.02.100. Section 113 Board of appeals amended.**

**Section 113 Board of appeals** of the California Building Code is hereby deleted and replaced with the following:

In order to determine the suitability of alternate materials and methods of construction and to provide for reasonable interpretations of the provisions of these codes, there shall be and there in hereby created a Board of Examiners and Appeals, consisting of five members, composed of the Mayor and the other members of the City Council. Said members shall hold their respective membership on said Board of Examiners and Appeals by reason of, and concurrently with their terms of service as Council members and shall cease to be such members upon their ceasing to be such Council members. The Building Official shall be the Secretary of the Board. The Board may adopt reasonable rules and regulations of conducting its investigations and shall render all its decisions and findings on contested matters, in writing to the Building Official, with duplicate copy thereof to any appellant or contestant affected by any such decision or findings, and may recommend to the City Council such new legislations, if any, as is consistent therewith.

Three members of the Board shall constitute a quorum. The Mayor shall be the presiding officer of the Board and in his/her absence the Board shall select a temporary chairperson. Notices of meetings of the Board shall be given by a least three days notice delivered to each member personally or by registered mail; provided, however, that any meeting of the board shall be legal for any purpose if the written consent of all of the members of the Board to such meeting is executed and filed in the records of the Board. The Board shall hold meetings at its pleasure.

The Board shall have the right, subject to such limits as the City Council may prescribe by resolution, to employ at the cost and expense of the City, such qualified individuals as the board, in its discretion, may deem reasonably necessary in order to assist it in its investigations and in making its findings and decisions. Disabled access actions which require appeals action ratifications as required by Section 1.9.1.5 may be made ministerial by the Building Official with the concurrence of at least one knowledgeable advocate for people with disabilities.

**Sec. 8.02.110. Section 202 Definitions amended.**

**Section 202 Definitions** of the California Building Code is amended by adding and /or amending the following definitions:

***APPROACH-DEPARTURE PATH.*** *The flight path of the helicopter as it approaches or departs from the landing pad.*

***EMERGENCY HELICOPTER LANDING FACILITY (EHLF).*** *A landing area on the roof of a building that is not intended to function as a heliport or helistop but is capable of accommodating fire or medical helicopters engaged in emergency operations.*

***ENCLOSED STRUCTURE.*** *is a structure with a roof and two or more sides.*

***FLOOR AREA, FIRE SPRINKLERS.*** *For the purpose of calculating square footage for application of fire sprinkler requirements, the floor area shall be determined in accordance with the CBC definition for "Floor Area, Gross.*

***FLOW-LINE.*** *Flow-Line is the continuous elevation of a rolled curb defined by the path traced by a particle in a moving body of water at the bottom of the rolled curb.*

***High-Rise Structure.*** *Every building of any type of construction or occupancy having floors used for human occupancy located more than 55 feet above the lowest floor level having building access (see Section 403.1.2), except buildings used as hospitals as defined in the Health and Safety Code Section 1250.*

***SAFETY AREA.*** *A defined area surrounding the landing pad which is free of obstructions.*

***SPECIAL FIRE PROTECTION AREA (SFPA).*** is a geographical area designated by resolution 12-47 as adopted by the City of Mission Viejo where the provisions of Chapter 7A of the California Building Code apply to any buildings within that area. The term Special Fire Protection Area for the purpose of Chapter 7A shall replace the terms Fire Hazard Severity Zone and Wild-Urban Interface Fire Area where applicable. The map and boundaries of this area is on file with the office of the Community Development Director.

***TAKEOFF AND LANDING AREA.*** The combination of the landing pad centered within the surrounding safety area.

**UNENCLOSED STRUCTURES.** includes structures with a roof and no more than one side and structures having no roof or other covering. Unenclosed structures include patio covers, decks, and balconies.

**Sec. 8.02.120. Sections 403, 403.1, and 412.7 amended.**

**Section 403 HIGH-RISE BUILDINGS AND GROUP I-2 OCCUPANCIES HAVING OCCUPIED FLOORS LOCATED MORE THAN 75 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS** of the California Building Code is hereby amended as follows:

**SECTION 403 HIGH-RISE BUILDINGS AND GROUP I-2 OCCUPANCIES HAVING OCCUPIED FLOORS LOCATED MORE THAN 55 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS**

**Section 403.1 Applicability** of the California Building Code is hereby amended as follows:

**403.1 Applicability.** New high-rise buildings and Group I-2 having occupied floors located more than 55 feet above the lowest level of fire department vehicle access and new Group I-2 occupancies having occupied floors located more than 55 feet above the lowest level of fire department vehicle access shall comply with Sections 403.2 through 403.6.

**Section 412.7 Heliports and helistops** of the California Building Code is hereby amended by adding Sections 412.7.6 through 412.7.6.13 as follows:

***412.7.6. Emergency Helicopter Landing Facility.*** *Emergency Helicopter Landing Facility (EHLF) shall be constructed as specified in Section 412.7.6.1 through 412.7.6.13.*

***412.7.6.1 General.*** *Every building of any type of construction or occupancy having floors used for human occupancy located more than 75 ft. above the lowest level of the fire department vehicle access shall have a rooftop emergency helicopter landing facility (EHLF) in a location approved by the fire code official for use by fire, police, and emergency medical helicopters only.*

**412.7.6.2 Rooftop Landing Pad.** *The landing pad shall be 50 ft. x 50 ft. or a 50 ft. diameter circle that is pitched or sloped to provide drainage away from access points and passenger holding areas at a slope of 0.5 percent to 2 percent. The landing pad surface shall be constructed of approved non-combustible, nonporous materials. It shall be capable of supporting a helicopter with a maximum gross weight of 15,000 lbs. For structural design requirements, see California Building Code.*

**412.7.6.3 Approach-Departure Path.** *The emergency helicopter landing facility shall have two approach-departure paths separated in plan from each other by at least 90 degrees. No objects shall penetrate above the approach-departure paths. The approach-departure path begins at the edge of the landing pad, with the same width or diameter as the landing pad and is a rising slope extending outward and upward at a ratio of eight feet horizontal distance for every one foot of vertical height.*

**412.7.6.4 Safety Area.** *The safety area is a horizontal plane level with the landing pad surface and shall extend 25 ft. in all directions from the edge of the landing pad. No objects shall penetrate above the plane of the safety area.*

**412.7.6.5 Safety Net.** *If the rooftop landing pad is elevated more than 30 in. (2'-6") above the adjoining surfaces, a 6 ft. wide horizontal safety net capable of supporting 25 lbs/psf shall be provided around the perimeter of the landing pad. The inner edge of the safety net attached to the landing pad shall be slightly dropped (greater than 5 in. but less than 18 in.) below the pad elevation. The safety net shall slope upward but the outer safety net edge shall not be above the elevation of the landing pad.*

**412.7.6.6 Take-off and Landing Area.** *The takeoff and landing area shall be free of obstructions and 100 ft. x 100 ft. or 100 ft. diameter.*

**412.7.6.7 Wind Indicating Device.** *An approved wind indicating device shall be provided but shall not extend into the safety area or the approach-departure paths.*

**412.7.6.8 Special Markings.** *The emergency helicopter landing facility shall be marked as indicated in Figure 412.7.6.8*

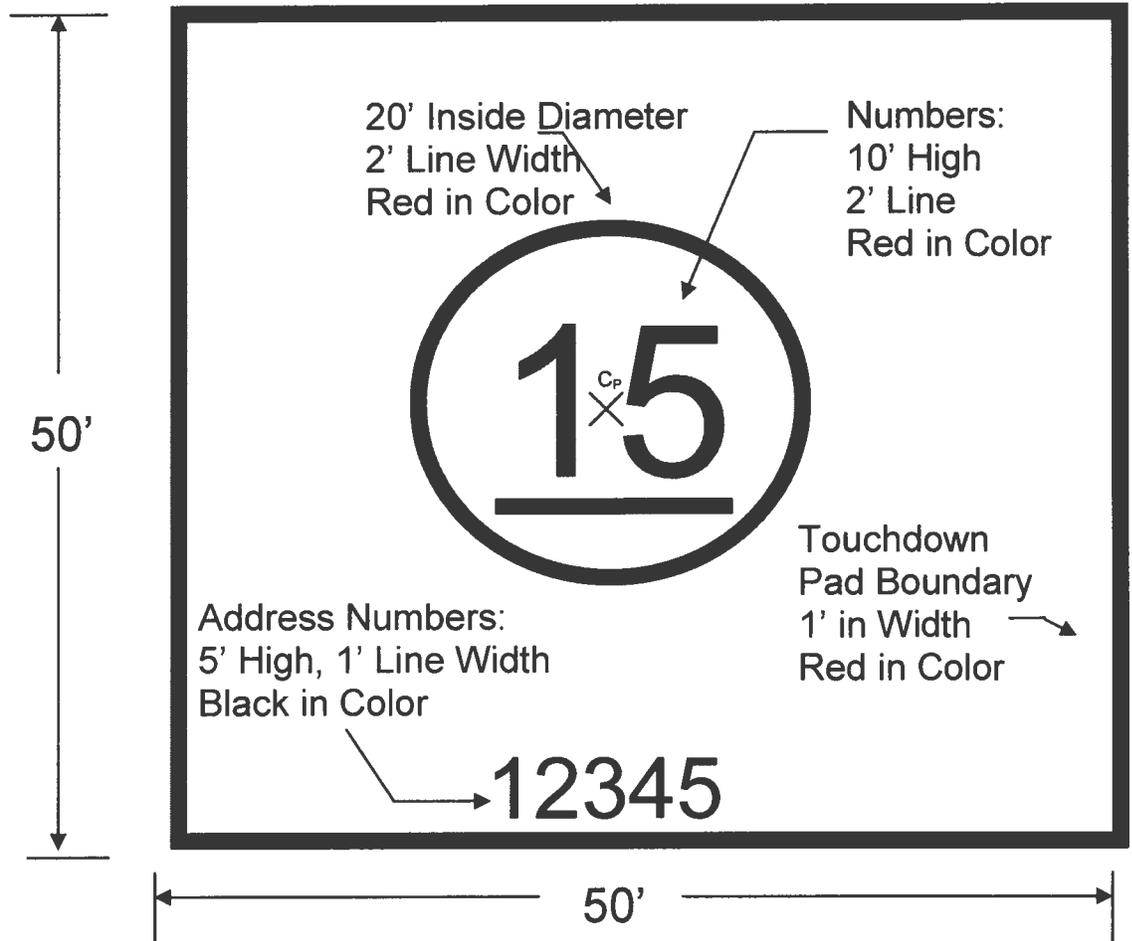
**412.7.6.9 EHLF Exits.** *Two stairway exits shall be provided from the landing platform area to the roof surface. For landing areas less than 2,501 square feet in area, the second exit may be a fire escape or ladder leading to the roof surface below. The stairway from the landing facility platform to the floor below shall comply with Section 1009.7.2 for riser height and tread depth. Handrails shall be provided, but shall not extend above the platform surface.*

**412.7.6.10 Standpipe systems.** *The standpipe system shall be extended to the roof level on which the EHLF is located. All portions of the EHLF area shall be within 150 feet of a 2.5-inch outlet on a Class I or III standpipe.*

**412.7.6.11 Fire extinguishers.** *A minimum of one portable fire extinguisher having a minimum 80-B:C rating shall be provided and located near the stairways or ramp to the landing pad. The fire extinguisher cabinets shall not penetrate the approach-departure paths, or the safety area. Installation, inspection, and maintenance of extinguishers shall be in accordance with California Fire Code Section 906.*

**412.7.6.12 EHLF.** *Fueling, maintenance, repairs, or storage of helicopters shall not be permitted.*

Figure 412.7.5.8 Helicopter Landing Pad Markings



1. The preferred background is white or tan.
2. The circled, red numbers indicate the allowable weight that the facility is capable of supporting in thousands of pounds.
3. The numbers shall be oriented towards the preferred flight (typically facing the prevailing wind).

**Sec. 8.02.130. Sections 903.2, 903.2.8, 903.3, 903.4, 905.4, 907.2.13, 907.3.1, 907.5.2.2, 907.6.3.2, and 907.6.5 amended.**

**Section 903.2 Where required** of the California Building Code is hereby amended as follows:

**903.2 Where required.** Approved automatic sprinkler systems in buildings and structures shall be provided *when one of the following conditions exists:*

1. **New buildings:** *Notwithstanding any applicable provisions of Sections 903.2.1 through 903.2.19, an automatic fire-extinguishing system shall also be installed in all occupancies when the total building area exceeds 5,000 square feet (465 m<sup>2</sup>) as defined in Section 202, regardless of fire areas or allowable area, or is more than two stories in height.*

**Exception:** *Group R-3 occupancies. Group R-3 occupancies shall comply with Section R313 of the California Residential Code.*

2. **Existing Buildings:** *Notwithstanding any applicable provisions of this code, an automatic sprinkler system shall be provided in an existing building when an addition occurs and one of the following conditions exists:*
  - a. *When an addition is 33% or more of the existing building area, and the resulting building area exceeds 5000 square feet (465 m<sup>2</sup>) as defined in Section 202; or*
  - b. *When an addition exceeds 2000 square feet (186 m<sup>2</sup>) and the resulting building area exceeds 5000 square feet (465 m<sup>2</sup>) as defined in Section 202; or*
  - c. *An additional story is added above the second floor regardless of fire areas or allowable area.*

**Exception:** *Group R-3 occupancies. Group R-3 occupancies shall comply with Section R313 of the California Residential Code.*

**Section 903.2.8 Group R.** of the California Building Code is hereby revised as follows:

**903.2.8 Group R.** An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area *as follows:*

1. **New buildings:** *An automatic sprinkler system shall be installed throughout all new buildings.*
2. **Existing buildings:** *An automatic sprinkler system shall be installed throughout when one of the following conditions exists:*
  - a. *When an addition is 33% or more of the existing building area, as defined in Section 202, and greater than 1000 square feet (92.903 m<sup>2</sup>) within a two year period; or*
  - b. *An addition when the existing building is already provided with automatic sprinklers; or*
  - c. *When an existing Group R Occupancy is being substantially renovated, and where the scope of the renovation is such that the Building Code*

*Official determines that the complexity of installing a sprinkler system would be similar as in a new building.*

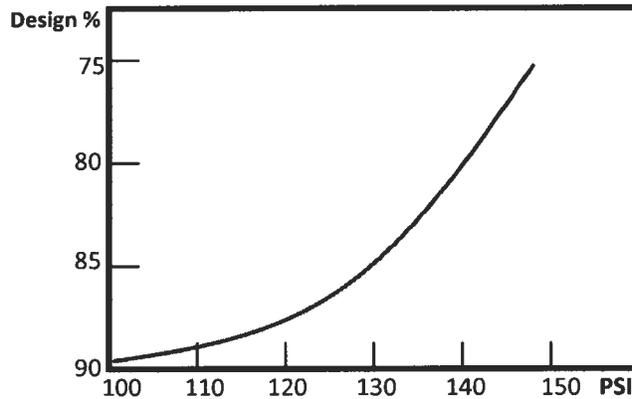
**Exception:** *Group R-3 occupancies. Group R-3 occupancies shall comply with Section R313 of the California Residential Code.*

**Section 903.3.5.3 Hydraulically calculated systems** is hereby added as follows:

**903.3.5.3 Hydraulically calculated systems.** *The design of hydraulically calculated fire sprinkler systems shall not exceed 90% of the water supply capacity.*

**Exception:** *When static pressure exceeds 100 psi, and required by the Fire Code Official, the fire sprinkler system shall not exceed water supply capacity specified by Table 903.3.5.3.*

**TABLE 903.3.5.3  
Hydraulically Calculated Systems**



**Section 903.4 Sprinkler system supervision and alarms** is hereby revised by deleting item 3 and 5 and renumbering the Exceptions as follows:

1. Automatic sprinkler systems protecting one- and two-family dwellings.
2. Limited area systems serving fewer than 20 sprinklers.
3. Jockey pump control valves that are sealed or locked in the open position.
4. Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position.
5. Trim valves to pressure switches in dry, preaction and deluge sprinkler systems that are sealed or locked in the open position.

**Section 905.4 Location of Class I standpipe hose connections** is hereby amended by adding item 7 as follows:



7. *The centerline of the 2.5 inch (63.5 mm) outlet shall be no less than 18 inches (457.2 mm) and no more than 24 inches above the finished floor.*

**Section 907.2.13 High-rise buildings and Group I-2 occupancies having occupied floors located more than 75 feet above the lowest level of fire department vehicle access** of the California Building Code is hereby amended as follows:

**907.2.13 High-rise buildings and Group I-2 occupancies having occupied floors located more than 55 feet above the lowest level of fire department vehicle access.**

High-rise buildings and Group I-2 occupancies having occupied floors located more than 55 feet above the lowest level of fire department vehicle access shall be provided with an automatic smoke detection system in accordance with Section 907.2.13.1, a fire department communication system in accordance with Section 907.2.13.2 and an emergency voice/alarm communication system in accordance with Section 907.6.2.2.

**Exceptions:**

1. Airport traffic control towers in accordance with Section 907.2.22 and Section 412 of the California Building Code.
2. Open parking garages in accordance with Section 406.5 of the California Building Code.
3. Buildings with an occupancy in Group A-5 in accordance with Section 303.1 of the California Building Code.
4. Low-hazard special occupancies in accordance with Section 503.1.1 of the California Building Code.
5. In Group I-2 and R-2.1 occupancies, the alarm shall sound at a constantly attended location and occupant notification shall be broadcast by the emergency voice/alarm communication system.

**Section 907.3.1 Duct smoke detectors** of the California Building Code is hereby amended as follows:

**907.3.1 Duct smoke detectors.** Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is installed. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the California Mechanical Code. Duct smoke detectors shall not be used as a substitute for required open area detection.

**Exception:** In occupancies not required to be equipped with a fire alarm system, actuation of a smoke detector shall activate a visible and an audible signal in an approved location. Smoke detector trouble conditions shall activate a visible or audible signal in an approved location and shall be identified as air duct detector trouble.

**Section 907.5.2.2 Emergency voice/alarm communication system** of the California Building Code is revised as follows:

**907.5.2.2 Emergency voice/alarm communication systems.** Emergency voice/alarm communication systems required by this code shall be designed and installed in accordance with NFPA 72. The operation of any automatic fire detector, sprinkler waterflow device or manual fire alarm box shall automatically sound an alert tone followed by voice instructions giving approved information and directions for a general or staged evacuation in accordance with the building's fire safety and evacuation plans required by Section 404. In high-rise buildings and Group I-2 occupancies having occupied floors located more than 55 feet above the lowest level of fire department vehicle access, the system shall operate on a minimum of the alarming floor, the floor above and the floor below. Speakers shall be provided throughout the building by paging zones. At a minimum, paging zones shall be provided as follows:

1. Elevator groups.
2. Exit stairways.
3. Each floor.
4. Areas of refuge as defined in Chapter 2.
5. *Dwelling units in apartment houses.*
6. *Hotel guest rooms or suites.*

**Exception:** In Group I-1 and R-2.1 occupancies, the alarm shall sound in a constantly attended area and a general occupant notification shall be broadcast over the overhead page.

**Section 907.6.3.2 High-rise buildings** of the California Building Code is hereby revised as follows:

**907.6.3.2 High-rise buildings.** High-rise buildings and Group I-2 occupancies having occupied floors located more than 55 feet above the lowest level of fire department vehicle access, a separate zone by floor shall be provided for all of the following types of alarm-initiating devices where provided:

1. Smoke detectors.
2. Sprinkler waterflow devices.
3. Manual fire alarm boxes
4. Other approved types of automatic detection devices or suppression systems.

**Section 907.6.5 Monitoring** is hereby revised as follows:

**907.6.5 Monitoring.** Fire alarm systems required by this chapter or by the California Building Code shall be monitored by an approved supervising station in accordance with NFPA 72, this section, *and per Orange County Fire Authority Guideline "New and Existing Fire Alarm & Signaling Systems."*

**Sec. 8.02.140. Table 1505.1 amended.**

Table 1505.1 of the California Building Code is hereby amended to read as follows:

**TABLE 1505.1**

**MINIMUM ROOF COVERING CLASSIFICATIONS**

**TYPES OF CONSTRUCTION**

IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A	A	A	A	A	A	A	A	A

**Sec. 8.02.150. Section 1505.1.3 amended.**

Section 1505.1.3 Roof coverings within all other areas of the California Building Code is hereby amended to read as follows:

**1505.1.3. Roof coverings within all other areas.** The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class A.

The roof covering assembly includes the roof deck, underlayment, interlayment, insulation, and covering that is assigned a roof-covering classification.

**Sec. 8.02.190. Sections 3109.1 and 3109.4.1 amended.**

An exception is added to Section 3109.1 of the California Building Code to read as follows:

**Exception:** A spa or hot tub which is less than or equal to sixty-four (64) square feet in area need not comply with the provisions of Section 3109.4 if the following criteria are met:

A cover which is either solid or which will not permit a four-inch sphere to pass through it may be used, provided it can be locked to prevent access. It must be weatherproof and structurally secure. A gazebo may be used, if it is structurally secure, completely enclosed and capable of being secured or locked. Components of the gazebo may be open where they comply with the provisions of Section 3109.4.1. Openings such as windows or doors that create openings that would not comply with Section 3109.4.1 are permitted if they can be secured or locked to prohibit entry. A lock is not required if a

latch is provided which is a minimum of 54 inches high or, in the case of windows, if the latch is on the interior only.

The first sentence of Section 3109.4.1 of the California Building Code is hereby amended to read as follows:

The top of the barrier shall be not less than 60 inches above grade measured on the side of the barrier that faces away from the swimming pool, spa or hot tub.

**Sec. 8.02.200. Withholding approval.**

Plaster inspection or approval to fill a pool or spa with water shall be withheld by the Building Official until there has been compliance with all fencing and other requirements of this Section.

**Sec. 8.02.210. Fees.**

Fees for in-ground and above-ground pools and spas are as established by resolution of the City Council for swimming pools.

**Sec. 8.02.220. Chapter 35 amended.**

**Chapter 35 Referenced standards** of the California Building Code is hereby adopted and amended as follows:

**NFPA 13, 2013 Edition, Standard for the Installation of Sprinkler Systems** is hereby amended as follows:

**Section 6.8.3** is hereby amended as follows:

*6.8.3 Fire department connections (FDC) shall be of an approved type. The FDC shall contain a minimum of two 2 ½" inlets. The location shall be approved and be no more than 150 feet from a public hydrant. The FDC may be located within 150 feet of a private fire hydrant when approved by the fire code official. The size of piping and the number of inlets shall be approved by the fire code official. If acceptable to the water authority, it may be installed on the backflow assembly. Fire department inlet connections shall be painted OSHA safety red. When the fire sprinkler density design requires 500 gpm (including inside hose stream demand) or greater, or a standpipe system is included, four 2 ½" inlets shall be provided.*

**Section 8.3.3.1** is hereby amended as follows:

*8.3.3.1. When fire sprinkler systems are installed in shell buildings of undetermined use (Spec Buildings) other than warehouses (S occupancies), fire sprinklers of the quick-response type shall be used. Use is considered undetermined if a specific tenant/occupant is not identified at the time the fire sprinkler plan is submitted. Sprinklers in light hazard occupancies shall be one of the following:*

1. Quick-response type as defined in 3.6.4.7
2. Residential sprinklers in accordance with the requirements of 8.4.5
3. Standard-response sprinklers used for modifications or additions to existing light hazard systems equipped with standard-response sprinklers
4. Standard-response sprinklers used where individual standard-response sprinklers are replaced in existing light hazard systems

**Section 8.17.1.1.1** is hereby added as follows:

**8.17.1.1.1 Residential Waterflow Alarms.** *A local water-flow alarm shall be provided on all sprinkler systems and shall be connected to the building fire alarm or water-flow monitoring system, where provided. Group R occupancies not requiring a fire alarm system by the California Fire Code shall be provided with a minimum of one approved interior alarm device in each unit. Interior alarm devices shall be required to provide 55 dBA or 15 dBA above ambient, whichever is greater, throughout all living spaces within each unit. Sound levels in all sleeping areas with all intervening doors closed shall be a minimum of 15 dBA above the average ambient sound level but not less than 75 dBA, whichever is greater. When not connected to a fire alarm or water-flow monitoring system, audible devices shall be powered from an uninterruptible circuit (except for over-current protection) serving normally operated appliances in the unit.*

**Section 11.1.1.2** is hereby added as follows:

**11.1.1.2** *When fire sprinkler systems are required in buildings of undetermined use other than warehouses, they shall be designed and installed to have a fire sprinkler density of not less than that required for an Ordinary Hazard Group 2 use, with no reduction(s) in density or design area. Warehouse fire sprinkler systems shall be designed to Figure 16.2.1.3.2 (d) curve "G". Use is considered undetermined if a specific tenant/occupant is not identified at the time the sprinkler plan is submitted. Where a subsequent occupancy requires a system with greater capability, it shall be the responsibility of the occupant to upgrade the system to the required density for the new occupancy.*

**Section 11.2.3.1.1.1** is hereby added as follows:

**11.2.3.1.1.1** *The available water supply for fire sprinkler system design shall be determined by one of the following methods, as approved by the Fire Code Official:*

- 1) *Subtract the project site elevation from the low water level for the appropriate pressure zone and multiply the result by 0.433;*
- 2) *Use a maximum of 40 psi, if available;*
- 3) *Utilize the Orange County Fire Authority water-flow test form/directions to document a flow test conducted by the local water agency or an approved third party licensed in the State of California.*

**Section 23.2.1.1** is hereby amended as follows:

**Section 23.2.1.1** Where a waterflow test is used for the purposes of system design, the test shall be conducted no more than 6 months prior to working plan submittal unless otherwise approved by the authority having jurisdiction.

**NFPA 13R 2013 Edition, Installation of Sprinkler System in Residential Occupancies up to and Including Four Stories in Height** is hereby amended as follows:

**Section 6.16.1** is hereby amended as follows:

*6.16.1 A local water-flow alarms shall be provided on all sprinkler systems and shall be connected to the building fire alarm or water-flow monitoring system where provided. Group R occupancies not requiring a fire alarm system by the California Fire Code shall be provided with a minimum of one approved interior alarm device in each unit. Interior alarm devices shall be required to provide 55 dBA or 15 dBA above ambient, whichever is greater, throughout all living spaces within each unit. Sound levels in all sleeping areas with all intervening doors closed shall be a minimum of 15 dBA above the average ambient sound level but not less than 75 dBA, whichever is greater. When not connected to a fire alarm or water-flow monitoring system, audible devices shall be powered from an uninterruptible circuit (except for over-current protection) serving normally operated appliances in the unit.*

*There shall also be a minimum of one exterior alarm indicating device, listed for outside service and audible from the access roadway that serves that building.*

**NFPA 13D 2013 Edition, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes** is hereby amended as follows:

**Section 4.1.3** is hereby added as follows:

***4.1.3 Stock of Spare Sprinklers***

**Section 4.1.3.1** is hereby added as follows:

*4.1.3.1. A supply of at least two sprinklers for each type shall be maintained on the premises so that any sprinklers that have operated or been damaged in any way can be promptly replaced.*

**Section 4.1.3.2** is hereby added as follows:

*4.1.3.2 The sprinklers shall correspond to the types and temperature ratings of the sprinklers in the property.*

**Section 4.1.3.3** is hereby added as follows:

*4.1.3.3 The sprinklers shall be kept in a cabinet located where the temperature to which they are subjected will at no time exceed 100 °F (38°C).*

**Section 4.1.3.4** is hereby added as follows:

*4.1.3.4 A special sprinkler wrench shall be provided and kept in the cabinet to be used in the removal and installation of sprinklers. One sprinkler wrench shall be provided for each type of sprinkler installed.*

**Section 7.1.2** is hereby amended as follows:

*7.1.2 The system piping shall not have a separate control valve unless supervised by a central station, proprietary or remote station alarm service.*

**Section 7.6** is hereby deleted in its entirety and replaced as follows:

*7.6 Alarms. Exterior alarm indicating device shall be listed for outside service and audible from the street from which the house is addressed. Exterior audible devices shall be placed on the front or side of the structure and the location is subject to final approval by the fire code official. Additional interior alarm devices shall be required to provide 55 dBA or 15 dBA above ambient, whichever is greater, throughout all living spaces. Sound levels in all sleeping areas with all intervening doors closed shall be a minimum of 15 dBA above the average ambient sound level but not less than 75 dBA, whichever is greater. Audible devices shall be powered from an uninterruptible circuit (except for over-current protection) serving normally operated appliances in the residence.*

**Exceptions:**

1. *When an approved water flow monitoring system is installed, interior audible devices may be powered through the fire alarm control panel.*
2. *When smoke detectors specified under CBC Section 907.2.11 are used to sound an alarm upon waterflow switch activation.*

**NFPA 14, 2013 Edition, Installation of Standpipe and Hose Systems** is hereby amended as follows:

A. Section 7.3.1.1 is hereby deleted in its entirety and replaced as follows:

*7.3.1.1 Class I and III Standpipe hose connections shall be unobstructed and shall be located not less than 18 inches or more than 24 inches above the finished floor. Class II Standpipe hose connections shall be unobstructed and shall be located not less than 3 feet or more than 5 feet above the finished floor.*

**NFPA 24, 2013 Edition, Standard for the Installation of Private Fire Service Mains and Their Appurtenances** is hereby amended as follows:

**Section 6.2.1.1** is hereby added as follows:

*6.2.1.1 The closest upstream indicating valve to the riser shall be painted OSHA red.*

**Section 6.2.11 (5)** is hereby deleted without replacement and (6) and (7) renumbered:

- (5) Control Valves installed in a fire-rated room accessible from the exterior.
- (6) Control valves in a fire-rated stair enclosure accessible from the exterior as permitted by the authority having jurisdiction.

**Section 6.3.3** is hereby added as follows:

*Section 6.3.3 All post indicator valves controlling fire suppression water supplies shall be painted OSHA red.*

**Section 10.1.6.3** is hereby added as follows:

*10.1.6.3 All ferrous pipe shall be coated and wrapped. Joints shall be coated and wrapped after assembly. All fittings shall be protected with a loose 8-mil polyethylene tube. The ends of the tube shall extend past the joint by a minimum of 12 inches and be sealed with 2 inch wide tape approved for underground use. Galvanizing does not meet the requirements of this section.*

*Exception: 304 or 316 Stainless Steel pipe and fittings*

**Section 10.3.6.2** is hereby amended as follows:

*10.3.5.2 All bolted joint accessories shall be cleaned and thoroughly coated with asphalt or other corrosion-retarding material, prior to poly-tube, and after installation.*

*Exception: Bolted joint accessories made from 304 or 316 stainless steel.*

**Section 10.3.6.3** is hereby added as follows:

*10.3.5.3 All bolts used in pipe-joint assembly shall be 316 stainless steel.*

**Section 10.6.3.1** is hereby deleted and replaced as follows:

*10.6.3. Where fire service mains enter the building adjacent to the foundation, the pipe may run under a building to a maximum of 24 inches, as measured from the interior face of the exterior wall to the center of the vertical pipe. The pipe under the building or building foundation shall be 304 or 316 stainless steel and shall not contain mechanical joints or it shall comply with 10.6.2.*

**Section 10.6.4** is hereby amended as follows:

10.6.4 Pipe joints shall not be located under foundation footings. The pipe under the building or building foundation shall be 304 or 316 stainless steel and shall not contain mechanical joints.

**Sec. 8.02.230. Adoption of the California Residential Code.**

Except as provided in this chapter, the California Residential Code, 2013 Edition, including Appendices G, H and O based on the 2012 International Residential Code as published by the International Code Council, shall become the Residential Code for the City of Mission Viejo. The California Residential Code is on file for public examination in the office of the Building Official.

**Sec. 8.02.240. Section 202 Definitions amended.**

Section 202 Definitions of the California Residential Code is hereby amended by adding "Hazardous Fire Area" as follows:

***HAZARDOUS FIRE AREA.** Includes all areas identified within California Fire Code Section 4906.2 and other areas as determined by the Fire Code Official as presenting a fire hazard due to the presence of combustible vegetation, or the proximity of the property to an area that contains combustible vegetation.*

**Sec. 8.02.250. Table R301.2(1) amended.**

Table R301.2(1) of the California Residential Code is revised by filling the table values as follows:

TABLE R301.2(1)  
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY <sup>f</sup>	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP <sup>g</sup>	ICE BARRIER UNDERLAYMENT REQUIRED <sup>h</sup>	FLOOD HAZARDS <sup>9</sup>	AIR FREEZING INDEX <sup>i</sup>	MEAN ANNUAL TEMP <sup>j</sup>
	Speed <sup>d</sup> (mph)	Topographic effects <sup>k</sup>		Weathering <sup>a</sup>	Frost line Depth <sup>b</sup>	Termite <sup>c</sup>					
Zero	85	No	D <sub>2</sub> or E	Negligible	12-24"	Very Heavy	43	No	See Exhibit B	0	60

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

- a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index (i.e., "negligible," "moderate" or "severe") for concrete as determined from the Weathering Probability Map [Figure R301.2(3)]. The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.
- b. The frost line depth may require deeper footings than indicated in Figure R403.1(1). The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.

- c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
- d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2( 4)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- e. Temperatures shall be permitted to reflect local climates or local weather experience as determined by the building official.
- f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
- g. The jurisdiction shall fill in this part of the table with (a) the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the Flood Insurance Study and (c) the panel numbers and dates of all currently effective FIRMs and FBFMs or other flood hazard map adopted by the authority having jurisdiction, as amended.
- h. In accordance with Sections R905.2.7.1, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."
- i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99%) value on the National Climatic Data Center data table "Air Freezing Index- USA Method (Base 32°)" at [www.ncdc.noaa.gov/fpsf.html](http://www.ncdc.noaa.gov/fpsf.html).
- j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)" at [www.ncdc.noaa.gov/fpsf.html](http://www.ncdc.noaa.gov/fpsf.html).
- k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall indicate "NO" in this part of the table.

**Sec. 8.02.260. Sections R301.9 and R301.10 added.**

**Section R301.9 Development on or Near Land Containing or Emitting Toxic, Combustible or Flammable Liquids, Gases or Vapors** is hereby added to the California Residential Code as follows:

***R301.9 Development On Or Near Land Containing Or Emitting Toxic, Combustible or Flammable Liquids, Gases or Vapors.** The fire code official may require the submittal for approval of geological studies, evaluations, reports, remedial recommendations and/or similar documentation from a state-licensed and department-approved individual or firm, on any parcel of land to be developed which has, or is adjacent to, or within 1,000 feet (304.8 m) of a parcel of land that has an active, inactive, or abandoned oil or gas well operation, petroleum or chemical refining facility, petroleum or chemical storage, or may contain or give off toxic, combustible or flammable liquids, gases or vapors.*

**Section R301.10 Fuel Modification Requirements for New Construction** is hereby added to the California Residential Code as follows:

***R301.10 Fuel Modification Requirements for New Construction.*** *All new buildings to be built or installed in areas with or adjacent to land having hazardous combustible vegetation shall comply with the requirements in the edition of OCFA Vegetation Management Guidelines currently in use at the time.*

**Sec. 8.02.270. Section R313.3.6.2.2 Calculation procedure amended.**

**Section R313.3.6.2.2 Calculation procedure** of the California Residential Code is hereby amended as follows:

**Section R313.3.6.2.2 Calculation procedure.** Determination of the required size for water distribution piping shall be in accordance with the following procedure *and California Fire Code Section 903.3.5.3.*

**Sec. 8.02.280. Section R319.1 Address numbers amended.**

**Section R319.1 Address numbers of the California Residential Code** is hereby amended as follows:

**R319.1 Address numbers.** *New and existing* buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. *Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response.* Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. *Address numbers shall be maintained.*

**Sec. 8.02.290. Section R327.1.6 Fuel modification requirements for new construction added.**

**Section R327.1.6 Fuel modification requirements for new construction** is hereby added as follows:

***R327.1.6 Fuel modification requirements for new construction.*** *All new buildings to be built or installed in hazardous fire areas shall comply with the following:*

- 1. Preliminary fuel modification plans shall be submitted to and approved by the fire code official concurrent with the submittal for approval of any tentative map.*
- 2. Final fuel modification plans shall be submitted to and approved by the fire code official prior to the issuance of a grading permit.*

*2.1 The fuel modification plan shall include provisions for the maintenance of the fuel modification for perpetuity.*

3. *The fuel modification plans shall meet the criteria set forth in the Fuel Modification Section of the Orange County Fire Authority Vegetation Management Guidelines.*
4. *The fuel modification plan may be altered if conditions change. Any alterations to the fuel modification areas shall have prior approval from the fire code official.*
5. *All elements of the fuel modification plan shall be maintained in accordance with the approved plan and are subject to the enforcement process outlined in the Fire Code.*

**Sec. 8.02.300. Sections R403.1.3, R405.1 amended.**

**Section R403.1.3 Seismic reinforcing** of the California Residential Code is amended by deleting the exception for plain concrete footings.

**Section R405.1 Concrete or masonry foundations** of the California Residential Code is amended by deleting the exception.

**Sec. 8.02.310. Section R902.1 amended.**

**Section R902.1 Roofing covering materials** of the California Residential Code is amended as follows:

**R902.1 Roofing covering materials.** Roofs shall be covered with materials as set forth in Sections R904 and R905. A minimum Class A roofing shall be installed in areas designated by this section. Classes A roofing required by this section to be listed shall be tested in accordance with UL 790 or ASTM E 108.

**Exceptions:**

1. Class A roof assemblies include those with coverings of brick, masonry and exposed concrete roof deck.
2. Class A roof assemblies also include ferrous or copper shingles or sheets, metal sheets and shingles, clay or concrete roof tile, or slate installed on noncombustible decks.
3. Class A roof assemblies include minimum 16 oz/ft<sup>2</sup> copper sheets installed over combustible decks.

**Sec. 8.02.320. Section R902.1.3 amended.**

**Section R902.1.3 Roof coverings in all other areas** of the California Residential Code is amended as follows:

**R902.1.3 Roof coverings within all other areas.** The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class A.

**Sec. 8.02.330. Section R902.2 Fire-retardant-treated shingles and shakes amended.**

**Section R902.2 Fire-retardant-treated shingles and shakes** of the California Residential Code is amended as follows:

**R902.2 Fire-retardant-treated shingles and shakes.** Fire-retardant-treated wood shakes and shingles are wood shakes and shingles complying with UBC Standard 15-3 or 15-4 which are impregnated by the full-cell vacuum-pressure process with fire-retardant chemicals, and which have been qualified by UBC Standard 15-2 for use on Class A roofs.

**Sec. 8.02.340. Section R1001.13 Chimney spark arresters amended.**

**Section R1001.13 Chimney spark arresters** of the California Residential Code is hereby added as follows:

*R1001.13 Chimney spark arresters. All chimneys attached to any appliance or fireplace that burns solid fuel shall be equipped with an approved spark arrester. Chimneys serving outdoor appliances or fireplaces shall be equipped with a spark arrester. The spark arrester shall meet the requirements of Section 2113.9.2 of the California Building Code.*

**Sec. 8.02.350. Chapter 44 Referenced Standards amended.**

**Chapter 44 Referenced Standards** of the California Residential Code is amended as follows:

**NFPA 13, 2010 Edition, Installation of Sprinkler Systems** is hereby amended as follows:

**Section 6.8.3** is hereby amended as follows:

*6.8.3 Fire department connections (FDC) shall be of an approved type. The FDC shall contain a minimum of two 2 ½" inlets. The location shall be approved and be no more than 150 feet from a public hydrant. The FDC may be located within 150 feet of a private fire hydrant when approved by the fire code official. The size of piping and the number of inlets shall be approved by the fire code official. If acceptable to the water authority, it may be installed on the backflow assembly. Fire department inlet connections shall be painted OSHA safety red. When the fire sprinkler density design requires 500 gpm (including inside hose stream demand) or greater, or a standpipe system is included, four 2 ½" inlets shall be provided.*

**Section 8.3.3.1** is hereby amended as follows:

**8.3.3.1.** *When fire sprinkler systems are installed in shell buildings of undetermined use (Spec Buildings) other than warehouses (S occupancies), fire sprinklers of the quick-response type shall be used. Use is considered undetermined if a specific tenant/occupant is not identified at the time the fire sprinkler plan is submitted. Sprinklers in light hazard occupancies shall be one of the following:*

- (1) Quick-response type as defined in 3.6.4.7
- (2) Residential sprinklers in accordance with the requirements of 8.4.5
- (3) Standard-response sprinklers used for modifications or additions to existing light hazard systems equipped with standard-response sprinklers
- (4) Standard-response sprinklers used where individual standard-response sprinklers are replaced in existing light hazard systems

**Section 8.17.1.1.1** is hereby added as follows:

**8.17.1.1.1 Residential Waterflow Alarms.** *A local water-flow alarm shall be provided on all sprinkler systems and shall be connected to the building fire alarm or water-flow monitoring system, where provided. Group R occupancies not requiring a fire alarm system by the California Fire Code shall be provided with a minimum of one approved interior alarm device in each unit. Sound levels in all sleeping areas shall be minimum of 15 DBA above the average ambient sound or a minimum of 75 DBA with all intervening doors closed, whichever is greater. Alarms shall be audible within all other living areas within each dwelling unit. When not connected to a fire alarm or water-flow monitoring system, audible devices shall be powered from an uninterruptible circuit (except for over-current protection) serving normally operated appliances in the residence.*

**Section 11.1.1.2** is hereby added as follows:

**11.1.1.2** *When fire sprinkler systems are required in buildings of undetermined use other than warehouses, they shall be designed and installed to have a fire sprinkler density of not less than that required for an Ordinary Hazard Group 2 use, with no reduction(s) in density or design area. Warehouse fire sprinkler systems shall be designed to Figure 16.2.1.3.2 (d) curve "G". Use is considered undetermined if a specific tenant/occupant is not identified at the time the sprinkler plan is submitted. Where a subsequent occupancy requires a system with greater capability, it shall be the responsibility of the occupant to upgrade the system to the required density for the new occupancy.*

**Section 11.2.3.1.1.1** is hereby added as follows:

**11.2.3.1.1.1** *The available water supply for fire sprinkler system design shall be determined by one of the following methods, as approved by the Fire Code Official:*

- 1) *Subtract the project site elevation from the low water level for the appropriate pressure zone and multiply the result by 0.433;*
- 2) *Use a maximum of 40 psi, if available;*
- 3) *Utilize the Orange County Fire Authority water-flow test form/directions to document a flow test conducted by the local water agency or an approved third party licensed in the State of California.*

**Section 23.2.1.1** is hereby amended as follows:

**Section 23.2.1.1** Where a waterflow test is used for the purposes of system design, the test shall be conducted no more than 6 months prior to working plan submittal unless otherwise approved by the authority having jurisdiction.

**NFPA 13R 2013 Edition, Installation of Sprinkler System in Residential Occupancies up to and Including Four Stories in Height** is hereby amended as follows:

**Section 6.16.1** is hereby amended as follows:

**6.16.1** A local water-flow alarms shall be provided on all sprinkler systems *and shall be connected to the building fire alarm or water-flow monitoring system where provided. Group R occupancies containing less than the number of stories, dwelling units or occupant load specified in Section 907.2.8 of the 2010 California Fire Code as requiring a fire alarm system shall be provided with a minimum of one approved interior alarm device in each unit. Sound levels in all sleeping areas shall be a minimum of 15 dBA above the average ambient sound or a minimum of 75 dBA with all intervening doors closed, whichever is greater. Alarms shall be audible within all other living areas within each dwelling unit. When not connected to a fire alarm or water-flow monitoring system, audible devices shall be powered from an uninterruptible circuit (except for over-current protection) serving normally operated appliances in the residence.*

*There shall also be a minimum of one exterior alarm indicating device, listed for outside service and audible from the access roadway that serves that building.*

**NFPA 13D 2013 Edition, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes** is hereby amended as follows:

**Section 4.1.3** is hereby added as follows:

***4.1.3 Stock of Spare Sprinklers***

**Section 4.1.3.1** is hereby added as follows:

*4.1.3.1 A supply of at least two sprinklers for each type shall be maintained on the premises so that any sprinklers that have operated or been damaged in any way can be promptly replaced.*

**Section 4.1.5.2** is hereby added as follows:

*4.1.3.2 The sprinklers shall correspond to the types and temperature ratings of the sprinklers in the property.*

**Section 4.1.3.3** is hereby added as follows:

*4.1.3.3 The sprinklers shall be kept in a cabinet located where the temperature to which they are subjected will at no time exceed 100 °F (38°C).*

**Section 4.1.3.4** is hereby added as follows:

*4.1.3.4 A special sprinkler wrench shall be provided and kept in the cabinet to be used in the removal and installation of sprinklers. One sprinkler wrench shall be provided for each type of sprinkler installed.*

**Section 7.1.2** is hereby amended as follows:

*7.1.2 The system piping shall not have a separate control valve unless supervised by a central station, proprietary or remote station alarm service.*

**Section 7.6** is hereby deleted in its entirety and replaced as follows:

***7.6 Alarms.** Exterior alarm indicating device shall be listed for outside service and audible from the street from which the house is addressed. Exterior audible devices shall be placed on the front or side of the structure and the location is subject to final approval by the fire code official. Additional interior alarm devices shall be required to provide 55 dBA or 15 dBA above ambient, whichever is greater. Sound levels in all sleeping areas with all intervening doors closed shall be a minimum of 15 dBA above the average ambient sound level but not less than 75 dBA, whichever is greater. Audible devices shall be powered from an uninterruptible circuit (except for over-current protection) serving normally operated appliances in the residence.*

***Exceptions:***

- 1. When an approved water flow monitoring system is installed, interior audible devices may be powered through the fire alarm control panel.*
- 2. When smoke detectors specified under CBC Section 907.2.11 are used to sound an alarm upon waterflow switch activation.*

**Sec. 8.02.360. Appendix O Automatic Vehicular Gates amended.**

**The following section AO103.3 of Appendix O** of the California Residential Code is hereby added all other sections are not adopted.

***AO103.3 Vehicular gates or other barriers across required fire apparatus access roads.***  
*The installation of gates or other barriers across a required fire apparatus access road shall be approved by the fire code official. Gates or barriers shall be in accordance with Orange County Fire Authority Guideline "Fire Master Plan for Commercial and Residential Development".*

**Sec. 8.02.370. Adoption of the California Electrical Code.**

Except as provided in this chapter, the California Electrical Code, 2013 Edition, including Annexes A, B, C, and I, based on the 2011 National Electrical Code as published by the National Fire Protection Association, shall be and become the Electrical Code of the City of Mission Viejo. The California Electrical Code is on file for public examination in the office of the Building Official.

**Sec. 8.02.380. Adoption of the California Mechanical Code.**

The California Mechanical Code, 2013 Edition, including Appendices B, D, and F, based on the 2012 Uniform Mechanical Code as published by the IAMPO, shall be and become the Mechanical Code of the City. The California Mechanical Code is on file for public examination in the office of the Building Official.

**Sec. 8.02.390. Adoption of the California Plumbing Code.**

The California Plumbing Code, 2013 Edition, including Appendices A, B, C, D, and G, based on the 2012 Uniform Plumbing Code as published by the IAMPO, shall be and become the Plumbing Code of the City. The California Mechanical Code is on file for public examination in the office of the Building Official.

**Sec. 8.02.400. Adoption of International Swimming Pool and Spa Code.**

The International Swimming Pool and Spa Code, 2012 Edition, published by the International Code Council, shall be and become the Swimming Pool and Spa Code of the City of Mission Viejo. The International Swimming Pool and Spa Code is on file for public examination in the office of the Building Official.

**Sec. 8.02.410. Adoption of the California Green Building Standards Code.**

The California Green Building Standards Code, 2013 Edition, published by the international Code Council, shall be and become the Green Building Standards Code of the City of Mission Viejo. The California Green Building Standards Code is on file for public examination in the office of the Building Official.

**Sec. 8.02.420. Adoption of the International Property Maintenance Code.**

The International Property Maintenance Code, 2012 Edition, as published by the International Code Council, shall be and become the Property Maintenance Code of the City. The International Property Maintenance Code is on file for public examination in the office of the Building Official.

**Sec. 8.02.430. Adoption of the California Historical Building Code.**

The California Historical Building Code, 2013 Edition, as published by the International Code Council; shall be and become the Historical Building Code of the City. The California Historical Building Code is on file for public examination in the office of the Building Official.

**Sec. 8.02.440. Adoption of the California Existing Building Code.**

Except as amended in this Chapter, the 2013 California Existing Building Code, based on the 2012 International Existing Building Code as published by the International Code Council, shall become the Existing Building Code of the City for regulating existing buildings in the City. The California Existing Building Code is on file for public examination in the office of the Building Official.

**Section 3.** Effective Date

This ordinance shall take effect 30 days from the adoption of this ordinance for all codes referenced herein, but no sooner than January 1, 2014. Projects for which a building permit application and building plans have been submitted prior to the effective date of this ordinance, which building permits have been obtained within 180 days from the effective date of this ordinance, shall be exempt from the provisions of this ordinance. Projects for which a building permit application and building plans have been submitted prior to the effective date of this ordinance, and building permits therefor have not been obtained within 180 days from the effective date of this ordinance, shall be subject to all provisions of this ordinance and the codes adopted in this ordinance.

**Section 4.** Severability

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

PASSED, APPROVED and ADOPTED this 2nd day of December, 2013.

  
Rhonda Reardon, Mayor

ATTEST:

  
Karen Hamman, City Clerk

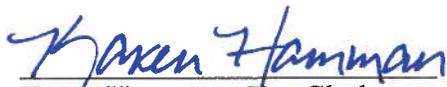
STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) ss.  
CITY OF MISSION VIEJO )

I, Karen Hamman, City Clerk of the City of Mission Viejo, do hereby certify that the foregoing Ordinance No. 300 was duly introduced and placed upon its first reading at a regular meeting of the City Council on the 4<sup>th</sup> day of November, 2013, and that thereafter, said Ordinance was duly adopted and passed at a regular meeting of the City Council on the 2nd day of December, 2013 by the following vote, to wit:

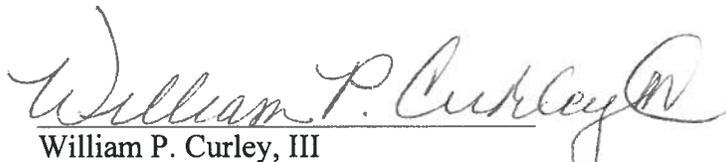
AYES: Kelley, Leckness, Reardon, Schlicht, and Ury

NOES: None

ABSENT: None

  
Karen Hamman, City Clerk

APPROVED AS TO FORM:

  
William P. Curley, III  
City Attorney