

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 14, ARTICLES I AND II,
OF THE MOUNTAIN VIEW CITY CODE, RELATING TO THE
ADOPTION OF THE 2015 INTERNATIONAL FIRE CODE, INCORPORATING
BY REFERENCE THE AMENDMENTS ADOPTED BY THE
STATE OF CALIFORNIA TO ESTABLISH THE 2016 CALIFORNIA FIRE CODE

THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW DOES HEREBY
ORDAIN:

Section 1. A local entity such as the City of Mountain View must adopt the International Fire Code prior to January 1, 2017 if the local agency desires to maintain local control and allow for amendments to the International Fire Code in order to accommodate local requirements for local conditions. The City of Mountain View has local conditions which require amendments to the International Fire Code.

Section 2. The City of Mountain View has local conditions which require amendments to the California Building Standard Codes and other international and uniform codes.

Section 3. Council Findings. The City of Mountain View experiences low humidity and warm temperatures during the summer months, creating conditions which are particularly conducive to the ignition and spread of grass, brush, and structure fires. Additionally, the City of Mountain View is geographically located in the most severe seismic zone, Seismic Zone 4, and situated near active earthquake faults capable of producing substantial seismic activity. Since the City of Mountain View is divided by major freeways and other transportation corridors, the occurrence of a major earthquake would significantly impact the ability of Fire Department personnel to respond to emergencies should one or more overpasses be substantially damaged or collapsed. Additionally, fire suppression capabilities could be severely limited should the water system be extensively damaged during a seismic event. Therefore, mitigation measures are necessary such as: automatic fire suppression systems, communications systems, access to buildings, seismic protection, safety controls for hazardous materials, and other safeguards in an effort to minimize the risks to citizens, property, and fire suppression personnel.

Section 4. Articles I and II of Chapter 14 of the Mountain View City Code are hereby amended to read as follows:

“CHAPTER 14

FIRE PREVENTION

**ARTICLE I.
FIRE PREVENTION CODE**

SEC. 14.10.1. Adoption of the International Fire Code and the California Fire Code.

The city hereby adopts for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, that certain code known as the International Fire Code, 2015 Edition, including Appendices B, BB, F and N of the International Fire Code, with the amendments adopted by the State of California, to establish the California Fire Code, 2016 Edition, published by the International Code Council, Inc., thereof and the whole thereof, save and except such portions as are hereinafter changed, deleted, modified or amended, as defined in California Fire Code Section 1.1.8. A copy of said code has been and is now filed in the office of the fire marshal of the City of Mountain View, and the same, as amended herein, is hereby adopted by reference and incorporated as fully as if set out at length herein, and from the date on which this section shall take effect, the provisions thereof shall be controlling within the limits of the City of Mountain View.

SEC. 14.10.2. Definitions.

a. Wherever the word “municipality” is used in the International Fire Code, it shall mean the city.

b. Wherever the term “corporation counsel” is used in the International Fire Code, it shall mean the city attorney.

c. “Fire and environmental protection division” includes those employees of the fire department who have the duty of enforcing this code in accordance with and pursuant to California Penal Code Sections 830.37, 836.5 and 853.6, to arrest persons for violations of such ordinances or statutes and issue notice to appear citations as provided by law. Within the Mountain View city limits, this term shall refer to the fire prevention personnel, hazardous materials personnel, fire marshal and other fire department personnel so designated by the fire chief.

SEC. 14.10.3. Section 101.6 added—Scope and general requirements; Fire protection.

Section 101.6 is added to the International Fire Code, to read as follows:

101.6. Fire protection. The adoption of this code is a reflection of levels of protection of “built-in” fire protection equipment which shall be required in order to provide an adequate level of fire protection to the community at a reasonable cost. Anyone constructing or using properties or processes or engaging in other activities which constitute a potentially higher demand on fire department staffing requirements than are planned for may be required to install automatic fire extinguishing systems, fire protection equipment or such other safeguards that will make it possible to provide an adequate fire protection service with the city’s normal fire department capability.

SEC. 14.10.4. Section 102.10 amended – Applicability; Conflicting provisions.

Section 102.10 of the International Fire Code is amended to read as follows:

102.10. Conflicting provisions. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where there is a conflict between requirements in this code and requirements in other local, state or federal laws, regulations or ordinances, the more restrictive shall be applicable.

SEC. 14.10.5. Section 105.6.9 deleted – Permits.

Section 105.6.9 of the International Fire Code is deleted.

SEC. 14.10.6. Table 105.6.11 deleted – Permits.

Table 105.6.11 of the International Fire Code is deleted.

SEC. 14.10.7. Table 105.6.21 deleted – Permits.

Table 105.6.21 of the International Fire Code is deleted.

SEC. 14.10.8. Section 105.6.10 amended – Permits; Cryogenic fluids.

Section 105.6.11 of the International Fire Code is amended to read as follows:

105.6.11. Cryogenic fluids. An operational permit is required to store, handle or use cryogenic fluids in aboveground tanks.

SEC. 14.10.9. Section 105.6.17 amended—Permits; Flammable and combustible liquids.

Section 105.6.17 of the International Fire Code is amended to read as follows:

105.6.17. Flammable and combustible liquids. An operational permit is required to store, handle or use flammable or combustible liquids in any quantity in aboveground or belowground storage tanks.

SEC. 14.10.10. Section 105.6.21 amended—Permits; Hazardous materials.

Section 105.6.21 of the International Fire Code is amended to read as follows:

105.6.21. Hazardous materials. An operational permit is required to store, transport on-site, dispense, use or handle hazardous materials in excess of Maximum Allowable Quantities (MAQs).

SEC. 14.10.11. Section 105.6.49 amended—Permits; Additional permits.

Section 105.6.49 of the International Fire Code is amended to read as follows:

105.6.49. Additional permits. In addition to the permits required by Section 105.6, the following operational permits shall be obtained from the fire prevention bureau prior to engaging in the following uses, activities, operations, practices or functions:

1. **Production facilities.** To change use or occupancy, or allow the attendance of a live audience, or for wrap parties.
2. **Pyrotechnics and special effects.** To use pyrotechnic special effects, open flame, use of flammable or combustible liquids and gases, welding, and the parking of motor vehicles in any building or location used for the purpose of motion picture, television or commercial production.
3. **Live audiences.** To install seating arrangements for live audiences in approved production facilities, production studios and sound stages.
4. Temporary haunted house, ghost walks and similar amusements.
5. **High-rises.** High-rise buildings as defined in Health and Safety Code Section 13210 and California Building Code.
6. **Licensed facilities.** To operate a state-licensed facility, including, but not limited to, community care, residential care for the elderly and day care.

7. Private educational Group E occupancies.

SEC. 14.10.12. Section 113.6 added – Fees; Local fees.

Section 113.6 of the International Fire Code is added to read as follows:

113.6. Local fees.

1. The fees for the primary inspection, first reinspection and any inspection thereafter shall be established by council resolution.
2. The fees for special inspections of temporary installations/events shall be established by council resolution. These shall include, but not be limited to: fireworks displays, pyrotechnic displays, temporary membrane structures (tents, canopies); carnivals, parades, fairs, haunted houses, Christmas tree lots, pumpkin patches.
3. The fees for fire permits, as described in Chapter 1, Section 105, shall be established by council resolution.
4. Late fees (paid after permit expiration date) for fire permits, as described in Chapter 1, Section 105, shall be established by council resolution.
5. Maintenance fees for fire protection, extinguishing systems or public safety communication systems shall be established by council resolution. These shall include, but not be limited to: fire alarm systems, sprinkler systems, standpipe systems, hood and duct systems, private fire hydrants, emergency responder radio systems (DAS) or other similar systems.
6. The fee for preventable false fire alarms shall be established by council resolution.

SEC. 14.10.13. Section 202, amended – Definitions.

Section 202 of the International Fire Code is amended to include the following definitions:

Continuous Gas Detection System shall mean a gas detection system where the analytical instrument is maintained in continuous operation and sampling is performed without interruption. Analysis is allowed to be performed on a cyclical basis at intervals not to exceed thirty (30) minutes. In occupied areas where air is recirculated and not exhausted to a treatment system (e.g., breathing zone), the fire code official may require a cyclical basis at intervals not to exceed five (5) minutes. The gas detection system shall

be able to detect the presence of a gas at or below the permissible exposure limit in occupied areas and at or below one-half (1/2) IDLH (or 0.05 LC₅₀ if no established IDLH) in unoccupied areas.

Maximum Threshold Quantity (Max TQ) is the maximum quantity of a toxic or moderately toxic regulated material which may be stored in a single vessel before a stricter category of regulation is required by this article. Max TQ is determined by the following equation:

$$\text{Max TQ (pounds)} = \text{LC}_{50} (\text{ppm}) \times 2 \text{ pounds}$$

For the purpose of calculating the Max TQ, storage tank, cylinder and piping systems which can be isolated in a manner approved by the fire chief or his/her designee, may be designated as a separate storage vessel. LC₅₀ shall be calculated using CGA Standards P-20 and P-23.

Other Health Hazard Material is a hazardous material which affects target organs of the body, including, but not limited to, those materials which produce liver damage, kidney damage, damage to the nervous system, act on the blood to decrease hemoglobin function, deprive the body tissue of oxygen or affect reproductive capabilities, including mutations (chromosomal damage) or teratogens (effects on fetuses). Other health hazard materials include carcinogens and radioactive materials. See also International Fire Code Section 202 – Health Hazard.

Sensitizer is a chemical that causes a substantial proportion of exposed people or animals to develop an allergic reaction in normal tissue after repeated exposure to the chemical.

Spill Control is that level of containment that is external to and separate from the primary containment and is capable of safely and securely containing the contents of the largest container, and prevents the material from spreading to other parts of the room.

Temporary shall mean not to exceed one (1) year.

Workstation is a defined space or independent principal piece of equipment using hazardous materials with a hazard rating of 3 or higher as ranked by NFPA 704 where a specific function, laboratory procedure or research activity occurs. Approved or listed hazardous materials storage cabinets, flammable liquid storage cabinets or gas cabinets serving a workstation are included as part of the workstation. A workstation is allowed to contain ventilation equipment, fire protection devices, electrical devices, and other processing and scientific equipment.

SEC. 14.10.14. Section 316.7 added—Hazard to firefighters; Roof, guardrails at interior courts.

Section 316.7 is added to the International Fire Code, to read as follows:

316.7 Roof, guardrails at interior courts. Roof openings into interior courts that are bounded on all sides by building walls shall be protected with guardrails. The top of the guardrail shall not be less than forty-two (42) inches in height above the adjacent roof surface that can be walked on. Intermediate rails shall be designed and spaced such that a twelve (12) inch diameter sphere cannot pass through.

EXCEPTION: Where the roof opening is greater than six hundred (600) square feet in area.

SEC. 14.10.15. Section 503.2.1 amended— Fire apparatus access roads; Dimensions.

Section 503.2.1 of the International Fire Code is amended to read as follows:

503.2.1. Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than twenty (20) feet (6,096 mm) and an unobstructed vertical clearance of not less than 13 feet 6 inches (4,115 mm). Unobstructed width shall mean a clear travel way, excluding parking width and designed for emergency vehicle weight. It shall not include the width of rolled curbs, sidewalks or nondrivable surfaces.

EXCEPTION:

Where buildings or portions of buildings or facilities have floors used for human occupancy located more than thirty (30) feet above the access road, the minimum unobstructed width shall be increased to twenty-six (26) feet for aerial fire apparatus access. At least one (1) of the required access roads meeting this requirement shall be located within a minimum of fifteen (15) feet and a maximum of thirty (30) feet from the building, and shall be positioned parallel to one (1) entire side of the building.

SEC. 14.10.16. Section 503.2.2 amended— Fire apparatus access roads; Authority.

Section 503.2.2 of the International Fire Code is amended to read as follows:

503.2.2. Authority. The fire code official shall have the authority to require or permit modifications to the required access widths and/or vertical clearance where they are inadequate for fire or rescue operations or where necessary to meet the public safety objectives of the jurisdiction.

SEC. 14.10.17. Section 503.2.4 amended—Fire apparatus access roads; Turning radius.

Section 503.2.4 of the International Fire Code is amended to read as follows:

503.2.4. Turning radius. The inside turning radius of a fire apparatus access road shall be a minimum of twenty-one (21) feet.

SEC. 14.10.18. Section 504.5 added—Access to building openings and roofs; Access control devices.

Section 504.5 is added to the International Fire Code, to read as follows:

504.5. Access control devices. When access control devices, including bars, grates, gates, electric or magnetic locks or similar devices are installed, which would inhibit rapid fire department emergency access within and throughout the building, such devices shall be approved by the fire chief or his/her designee. All electrically powered access control devices shall be provided with an approved means for deactivation or unlocking from a single location or otherwise approved by the fire chief or his/her designee.

Access control devices shall also comply with Chapter 10, Egress.

SEC. 14.10.19. Section 505.1 amended—Premises identification; Address identification.

Section 505.1 of the International Fire Code is amended to read as follows:

505.1. Address identification. 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. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 6 inches (152.4 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.

EXCEPTION: For R-3 occupancies, address numbers shall be a minimum of 4 inches high with a minimum strike width of 0.5 inch.

SEC. 14.10.20. Section 507.5 amended – Fire protection water supplies; Fire hydrant systems.

Section 507.5 of the International Fire Code is amended to read as follows:

507.5. Fire hydrant systems. Fire hydrant systems shall comply with the City of Mountain View public works standard provisions and Sections 507.5.2 through 507.5.6.

SEC. 14.10.21. Section 507.5.1.1 deleted – Fire protection water supplies; Hydrant for standpipe systems.

Section 507.5.1.1 of the International Fire Code is deleted.

SEC. 14.10.22. Section 509.3 added – Fire-protection and utility equipment identification and access; Fire-protection equipment and fire hydrants.

Section 509.3 is added to the International Fire Code, to read as follows:

509.3. Fire-protection equipment and fire hydrants. Fire-protection equipment and fire hydrants shall be clearly identified in an approved manner and maintained unobstructed. Fire department connections (FDCs) and system control valves shall also be identified by their function and occupancy(ies)/address(es) they serve.

When required by the fire chief, hydrant locations shall be identified by installation of reflective markers.

SEC. 14.10.23. Section 605.13 added – Electrical equipment, wiring and hazards; Immersion heaters.

Section 605.13 is added to the International Fire Code, to read as follows:

605.13. Immersion heaters. All electrical immersion heaters used in dip tanks, sinks, vats and similar operations shall be provided with approved overtemperature controls and low liquid level electrical disconnects. Manual reset of required protection devices shall be provided.

SEC. 14.10.24. Section 806.1.1 amended – Decorative vegetation in new and existing buildings; Display inside buildings.

Section 806.1.1 of the International Fire Code is amended to read as follows:

806.1.1. Display inside buildings. The display of Christmas trees and other decorative vegetation shall be in accordance with the California Code of Regulations, Title 19, Division 1, Section 3.08 and Sections 806.1 through 806.5.

SEC. 14.10.25. Section 901.6.1.1 added – General; Private hydrant flow test.

Section 901.6.1.1 is added to the International Fire Code, to read as follows:

901.6.1.1. Private hydrant flow test. Private hydrants shall be flow tested at the time of the 5-year inspection, test and maintenance. The static pressure, residual pressure and flow (gpm) shall be recorded and submitted to the fire department, along with the standard NFPA 25 form(s).

SEC. 14.10.26. Section 901.6.3 added – General; Existing systems.

Section 901.6.3 is added to the International Fire Code, to read as follows:

901.6.3. Existing systems. Fire alarm and detection systems installed prior to the adoption of this code shall be maintained per NFPA 72.

Inoperable or unserviceable fire alarm systems shall be restored to operable conditions, equivalent to their original design and installation.

SEC. 14.10.27. Section 901.6.3.1 added – General; Enforcement.

Section 901.6.3.1 is added to the International Fire Code, to read as follows:

901.6.3.1. Enforcement. Existing multi-family (R-2) occupancies with interior exit corridors containing five (5) or more units shall not be occupied without an operable thermal detection system or equivalent detection system.

SEC. 14.10.28. Section 903.2 amended – Automatic sprinkler systems; Where required.

Section 903.2 of the International Fire Code is amended to read as follows:

903.2. Where required. Approved automatic sprinkler systems in new buildings and structures, and in existing buildings and structures, shall be provided in the

locations described in this section, or as required in Sections 903.2.1 through 903.2.19, whichever is more restrictive.

1. An automatic sprinkler system shall be installed throughout all new buildings and structures.

Exceptions:

a. Buildings and structures that do not exceed one thousand (1,000) square feet of building area. This exception does not apply to habitable accessory structures constructed on residential properties, regardless of area or occupancy classification, or to residential buildings that require the installation of fire sprinklers in accordance with the California Residential Code.

b. Group S-2 or U occupancies used exclusively for vehicle parking and which meet all of the following conditions:

(1) Noncombustible construction.

(2) Maximum building area not to exceed five thousand (5,000) square feet.

(3) Structure is open on three (3) or more sides.

(4) Minimum of ten (10) feet separation from existing buildings unless area is separated by fire walls complying with California Building Code 706.

2. In determining whether an automatic fire sprinkler system is required, the following criteria shall be used:

(a) Determine the Building Area as defined by the California Building Code.

Exception: Eave projections twenty-four (24) inches or less shall not be counted.

(b) Multiply the Building Area as determined herein by the number of stories. A full basement shall be counted as a story and the floor area of mezzanine(s) shall be added to the Building Area of the story in which they are located.

(c) For the purposes of determining whether automatic fire sprinklers are required in a building, the installation of fire walls and fire barriers will not be considered to create separate buildings.

3. Any change in the character of occupancy or in the use of any building with a Building Area at or over three thousand six hundred (3,600) square feet which, in the opinion of the fire chief or chief building official, would place the building into a more hazardous division of the same occupancy group or into a different group of occupancies and constitutes a greater degree of life safety, or increased fire risk, shall require the installation of an approved automatic fire sprinkler system.

(a) For purposes of this section, Life Safety includes, but is not limited to, increased occupant load, public assembly areas, public meeting areas, churches, indoor amusement attractions, buildings with complex exiting system due to increased occupant loads, large schools/day-care facilities and large residential care facilities with nonambulatory clients.

(b) For purposes of this section, Fire Risk includes, but is not limited to, high piled combustible storage, woodworking operations, hazardous operations using hazardous materials, increased fuel loads (storage of moderate to highly combustible materials) and increased sources of ignition (welding, automotive repair with the use of flammable liquids and open flame).

4. For existing nonsprinklered buildings, an approved automatic sprinkler system shall be required when additions meet one of the following criteria:

(a) Additions equal to or greater than one hundred (100) percent of the existing square footage.

(b) Additions that increase the total building area to over four thousand one hundred (4,100) square feet.

SEC. 14.10.29. Section 903.3.1 amended – Automatic sprinkler systems; Standards.

Section 903.3.1 of the International Fire Code is amended to read as follows:

903.3.1. Standards. Sprinkler systems shall be designed and installed in accordance with Section 903.3.1.1, unless otherwise permitted by 903.3.1.2 and 903.3.1.3. Sprinkler systems shall also be designed and installed in accordance with the City of Mountain View “Commercial Automatic Fire Sprinklers Requirements” and “Residential Automatic Fire Sprinklers Requirements.”

SEC. 14.10.30. Section 905.3 amended – Standpipe systems; Required installations.

Section 905.3 of the International Fire Code is amended to read as follows:

905.3. Required installations. Standpipe systems shall be installed where required by Sections 905.3.1 through 905.3.11.1 and in the locations indicated in Sections 905.4, 905.5 and 905.6. Standpipe systems are required to be combined with automatic sprinkler systems.

EXCEPTION: Standpipe systems are not required in Group R-3 Occupancies.

SEC. 14.10.31. Section 905.3.1 amended – Standpipe systems; Height.

Section 905.3.1 of the International Fire Code is amended to read as follows:

905.3.1. Height. Class III standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than twenty (20) feet above the lowest level of the fire department vehicle access, or where the floor level of the lowest story is located more than twenty (20) feet below the highest level of fire department vehicular access.

EXCEPTIONS:

1. Class I wet standpipes are allowed in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.
2. Class I wet standpipes are allowed in open parking garages where the highest floor is located not more than one hundred fifty (150) feet above the lowest level of fire department vehicle access.
3. Class I manual dry standpipes are allowed in open parking garages that are subject to freezing temperatures, provided the hose connections are located as required for Class II standpipes in accordance with Section 905.5.
4. Class I wet standpipes are allowed in basements equipped throughout with an automatic sprinkler system.
5. In determining the lowest level of fire department vehicular access, it shall not be required to consider:
 - 5.1 Recessed loading docks for four vehicles or less, and

5.2 Conditions where topography makes access from the fire department vehicle to the building impractical or impossible.

SEC. 14.10.32. Section 905.3.5 amended—Standpipe systems; Underground buildings and parking structures.

Section 905.3.5 of the International Fire Code is amended to read as follows:

905.3.5. Underground buildings and parking structures. Underground buildings and parking garages shall be equipped throughout with a Class I automatic wet standpipe system.

SEC. 14.10.33. Section 905.4 amended—Standpipe systems; Location of Class I standpipe hose connections.

Section 905.4 of the International Fire Code is amended to read as follows:

905.4. Location of Class I standpipe hose connections. Class I standpipe hose connections shall be provided in all of the following locations:

1. In every required stairway, a hose connection shall be provided for each floor level above or below grade. Hose connections shall be located at each floor level landing between floors, unless otherwise approved by the fire code official.

2. On each side of the wall adjacent to the exit opening of a horizontal exit.

Exception: Where floor areas adjacent to a horizontal exit are reachable from exit stairway hose connections by a thirty (30) foot hose stream from a nozzle attached to one hundred (100) feet of hose, a hose connection shall not be required at the entrance from the exit passageway to other areas of the building.

3. In every exit passageway, at the entrance from the exit passageway to other areas of the building.

Exception: Where the floor areas adjacent to an exit passageway are reachable from exit stairway hose connections by a thirty (30) foot hose stream from a nozzle attached to one hundred (100) feet of hose, a hose connection shall not be required at the entrance from the exit passageway to other areas of the building.

4. In covered mall buildings, adjacent to each exterior public entrance to the mall and adjacent to each entrance from an exit passageway or exit corridor to the mall. In open mall buildings, adjacent to each public entrance to the mall at the perimeter line and adjacent to each entrance from an exit passageway or exit corridor to the mall.

5. Where the roof has a slope less than four (4) units vertical in twelve (12) units horizontal, a hose connection shall be located to serve the roof, or at the highest landing of a stairway with stair access to the roof provided in accordance with Section 1009.16.

6. Where the most remote portion of a sprinklered or nonsprinklered floor or story is more than one hundred fifty (150) feet from a hose connection, additional Class I standpipe hose connections shall be provided within one hundred fifty (150) feet of all areas. The distance from a hose connection shall be measured along the path of travel.

SEC. 14.10.34. Section 907.6 amended—Fire alarm and detection system; Installation and monitoring.

Section 907.6 of the International Fire Code is amended to read as follows:

907.6. Installation and monitoring. A fire alarm system shall be installed and monitored in accordance with Sections 907.6.1 through 907.6.6.3, National Fire Protection Association 72 and the City of Mountain View “Fire Alarm and Sprinkler Monitoring System Requirements.”

SEC. 14.10.35. Section 1010.1.9.11 amended—Doors, gates and turnstiles; Stairway doors.

Section 1010.1.9.11 of the International Fire Code is amended to read as follows:

1010.1.9.11. Stairway doors. Interior stairway means of egress doors shall be openable from both sides without the use of a key or special knowledge or effort.

EXCEPTIONS:

1. Stairway discharge doors shall be openable from the egress side and shall only be locked from the opposite side.

2. This section shall not apply to doors arranged in accordance with Section 403.5.3 of the International Building Code.

3. In stairways serving not more than six (6) stories in buildings not otherwise classified as a high-rise building in accordance with the California Building Code, doors are permitted to be locked from the side opposite the egress side, provided they are openable from the egress side and capable of being unlocked simultaneously without unlatching upon a signal from the fire command center, if present, or a signal by emergency personnel from a single location inside the main entrance to the building.

4. Stairway exit doors shall be openable from the egress side and shall only be locked from the opposite side in Group B, F, M and S occupancies where the only interior access to the tenant space is from a single exit stair where permitted in Section 1021.2.

5. Stairway exit doors shall be openable from the egress side and shall only be locked from the opposite side in Group R-2 occupancies where the only interior access to the dwelling unit is from a single exit stair where permitted in Section 1021.2.

SEC 14.10.36. Section 3206.4 amended – General fire protection and life safety features; Automatic sprinklers.

Section 3206.4 of the International Fire Code is amended to read as follows:

3206.4. Automatic sprinklers. Automatic sprinkler systems shall be provided in accordance with Sections 3207, 3208, 3209 and 903.2 as amended.

SEC. 14.10.37. Section 3304.8 added – Precautions against fire; Firewalls.

Section 3304.8 is added to the International Fire Code, to read as follows:

3304.8. Firewalls. When firewalls are required in combustible construction, the wall construction shall be completed immediately after the building is sufficiently weather-protected at the location of the wall(s).

SEC. 14.10.38. Section 3311.1 amended – Means of egress; Stairways required.

Section 3311.1 of the International Fire Code is amended, to read as follows:

3311.1. Stairways required. Each level above the first story in new multi-story buildings that require two (2) exit stairways shall be provided with at least two (2) usable exit stairways after the floor decking is installed. The stairways shall be continuous and discharge to grade level. Exit stairs in new and in existing occupied buildings shall be lighted and maintained clear of debris and construction materials at all times.

EXCEPTION: For multi-story buildings, one of the required exit stairs may be obstructed on not more than two (2) contiguous floor levels for the purpose of stairway construction (i.e., installation of gypsum board, painting, flooring, etc.).

SEC. 14.10.39. Section 5003.9.11 added – General requirements; Fire extinguishing systems for fume hoods and workstations dispensing, handling or using hazardous materials.

Section 5003.9.11 is added to the International Fire Code, to read as follows:

5003.9.11. Fire extinguishing systems for fume hoods and workstations dispensing, handling or using hazardous materials. Combustible and noncombustible fume hoods and workstations, which dispense, handle or use hazardous materials shall be protected by an approved automatic fire extinguishing system in accordance with Section 2703.10.

EXCEPTION: Internal fire protection is not required for Biological Safety Cabinets that carry NSF/ANSI certification where quantities of flammable liquids in use or storage within the cabinet do not exceed 500 ml.

SEC. 14.10.40. Section 5704.2.9.6.1 amended – Storage; Locations where above-ground tanks outside buildings are prohibited.

Section 5704.2.9.6.1 of the International Fire Code is amended to read as follows:

5704.2.9.6.1. Locations where aboveground tanks are prohibited. Storage of Class I and II liquids in aboveground tanks outside of buildings is prohibited within any portion of the City of Mountain View, now or hereafter existing.

EXCEPTION: Double-wall approved aboveground tanks used for the storage of diesel fuel (including integral diesel fuel storage tanks) to power listed generators or fire pumps.

SEC. 14.10.41. Section 6104.2 amended – Location of LP-gas containers; Maximum capacity within established limits.

Section 6104.2 of the International Fire Code is amended to read as follows:

6104.2. Maximum capacity within established limits. Liquefied Petroleum Gas (LPG) containers shall not be permitted within the city limits where natural gas mains exist. Upon the installation of natural gas mains, conversion from LPG to natural gas must be made within thirty (30) days of the installation of the mains. When an area is annexed to the city and no natural gas mains exist, the use of LPG may be continued until natural gas mains are installed. If natural gas mains exist within the area of annexation, conversion from LPG to natural gas shall be made within thirty (30) days of annexation.

EXCEPTION: Installations of LPG containers may be permitted within the city limits if used for: (1) filling of portable containers for retail sales; or (2) industrial operators where natural gas would not provide a workable substitute.

SECS. 14.11 – 14.29. Reserved.

**ARTICLE II.
EXPLOSIVES AND FIREWORKS REGULATIONS**

SEC. 14.30. Section 5601.1.3 amended – Explosives and fireworks; Fireworks.

Section 5601.1.3 of the International Fire Code is amended to read as follows:

5601.1.3. Fireworks. The possession, manufacture, storage, sale, handling and use of fireworks, including those fireworks classified as Safe and Sane by the California State Fire Marshal, are prohibited.

EXCEPTIONS:

1. The storage and handling of fireworks as allowed in Section 5604.
2. Manufacture, assembly and testing of fireworks as allowed in Section 5605 and Health and Safety Code Division 11.
3. The use of fireworks for fireworks displays, pyrotechnics before a proximate audience and pyrotechnic special effects in motion pictures, television, theatrical or group entertainment productions as allowed in Title 19, Division 1, Chapter 6, Fireworks, reprinted in Section 5608 and Health and Safety Code Division 11.

SECS. 14.31 – 14.39. Reserved.”

Section 5. The provisions of this ordinance shall be effective thirty (30) days from and after the date of its adoption.

Section 6. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the other remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional.

Section 7. Pursuant to Section 522 of the Mountain View City Charter, it is ordered that copies of the foregoing proposed ordinance be posted at least two (2) days prior to

its adoption in three (3) prominent places in the City and that a single publication be made to the official newspaper of the City of a notice setting forth the title of the ordinance, the date of its introduction, and a list of the places where copies of the proposed ordinance are posted.

Section 8. This ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations) (the activity will not result in a direct or reasonable foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378 of the CEQA Guidelines because it has no potential for resulting in physical change to the environment, directly or indirectly).

JW/2/ORD
197-11-01-16o-E