

## Ordinance No.

**An Ordinance of the Board of Supervisors, County of Sonoma, State of California, Amending Chapters 7 (Building Regulations) of the Sonoma County Code, and Adopting by Reference with Local Amendments, Selected Provisions, Chapters and Appendices of Title 24 of the California Code Of Regulations, 2019 Editions Of The California Building Standards Code, Including: (1) The California Building Code Volumes 1 and 2; (2) The California Residential Building Code; (3) The California Green Building Standards Code; (4) The California Mechanical Code; (5) The California Plumbing Code; (6) The California Electrical Code; (7) The California Energy Code, (8) The California Referenced Standards Code, (9) The California Existing Building Code; (10 ) The California Historical Building Code; and (11) The California Administrative Code; and Adopting Local Findings; and Making Other Technical and Administrative Revisions to Chapters 7 and 7A (Limited Density Owner-Built Rural Dwellings)**

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The Board of Supervisors of the County of Sonoma ordains as follows:

**SECTION I.** Chapter 7, Building Regulations, of the Sonoma County Code is hereby amended as follows:

**(a) Section 7-7(a)(10), Agricultural exemption permit requirements, is added to read:**

- (a) At the applicant's option, the provisions of Section 7-5 requiring building permits may be exempted for buildings, or repairs, alterations, additions, or remodels to buildings designed and constructed for use in housing farm machinery, animals, supplies or products that are harvested from or utilized on a parcel of land. Buildings constructed pursuant to this section shall, conform to all applicable codes and regulations and applicant shall obtain an exemption permit.

This agricultural exemption permit shall not apply to the following:

- (10) Any building constructed without first obtaining a building permit or first obtaining an agricultural exemption permit.

**(b) Section 7-12.2, Building Permits in water scarce areas and second dwelling units in marginal water areas, is amended to read:**

Sec. 7-12. – Building permits in water scares areas and second dwelling units in marginal water areas.

### 2. Water Supply Easements.

- (a) Within the Water Scarce Area Four (4), a building permit for new or replacement primary residential dwelling units may be issued if the permittee obtains an easement for water supply on a parcel that is entirely within a Groundwater

Availability Area 1, major groundwater basin (Zone 1), or on a parcel that is entirely within a Groundwater Availability Area 2, major natural recharge area (Zone 2).

(b) Within the Water Scarce Areas Three (3) or Four (4), a building permit for new or replacement second or accessory dwelling unit may be issued if the permittee obtains an easement for water supply on a parcel that is entirely within a Groundwater Availability Area 1, major groundwater basin (Zone 1), or on a parcel that is entirely within a Groundwater Availability Area 2, major natural recharge area (Zone 2).

(c) Water supply easements for primary or secondary dwelling units shall not be allowed from parcels within the water scarce Areas three (3) or four (4).

(c) Section 7-13, Codes adopted and modifications, is revised to read:

Sec. 7-13. - Codes adopted and modifications.

(A) Code Adoption. The following listed codes are hereby adopted and incorporated herein by reference, save and except such portions as are added, amended, deleted, modified or revised in subsequent sections. Included in the adoption are the matrix adoption table that precedes each chapter, appendix or annex within each part.

- (1) California Code of Regulations (CCR), Title 24, Part 1, 2019 California Administrative Code
- (2) CCR, Title 24, Part 2, 2019 California Building Code (CBC)
- (3) CCR, Title 24, Part 2.5, 2019 California Residential Code (CRC)
- (4) CCR, Title 24, Part 3, 2019 California Electrical Code (CEC)
- (5) CCR, Title 24, Part 4, 2019 California Mechanical Code (CMC)
- (6) CCR, Title 24, Part 5, 2019 California Plumbing Code (CPC)
- (7) CCR, Title 24, Part 6, 2019 California Energy Code
- (8) CCR, Title 24, Part 8, 2019 California Historical Building Code
- (9) CCR, Title 24, Part 10, 2019 California Existing Building Code (CEBC)
- (10) CCR, Title 24, Part 11, 2019 California Green Building Standards Code

(11) CCR, Title 24, Part 12, 2019 California Referenced Standards Code

(B) Administrative Provisions

(1) Appeals.

CCR Title 24, Part 2, CBC, Volume 1, Chapter 1, Division I, Section 1.8.8.3.1;

CCR Title 24, Part 2.5, CRC, Chapter 1, Division I, Section 1.8.8.3.1;

CCR, Title 24, Part 3, CEC, Section 89.108.8.3.1;

CCR Title 24, Part 4, CMC, Chapter 1, Division I, Section 1.8.8.3.1;

CCR Title 24, Part 5, CPC, Chapter 1, Division I, Section 1.8.8.3.1; and,

CCR Title 24, Part 10, CEBC, Chapter 1, Division I, Section 1.8.8.3.1; are added to read as follows:

Appeals. Appeal may be made from any decisions of the chief building official provided, however, that such appeal may not be made more than thirty (30) days after the decision from which appeal is being made has been rendered. Prescriptive standards as set forth in this code do not constitute a decision of the building official appealable under this section. All applicants and appellants shall be given reasonable opportunity to be heard and present evidence. Decisions of the local appeals board and housing appeals board shall be in writing and shall be delivered to the appellant either in person or by mailing to the address stated on the appeal or application. Decisions of the local appeals board and housing appeals board are final. The local appeals board and housing appeals board shall have no authority relative to fees, permit processing or other matters which are not directly related to building standards, and shall have no authority to waive the requirements of this code. Appeals of any notice of violation or notice and order to abate any violation of this code shall be heard and decided by a hearing officer pursuant to Section 1-7.3 of the Sonoma County Code.

(2) Time Limit of Application.

CCR Title 24, Part 2, CBC, Volume 1, Chapter 1, Division II, Section 105.3.2;

CCR Title 24, Part 2.5, CRC, Chapter 1, Division II, Section 105.3.2;

CCR Title 24, Part 4, CMC, Chapter 1, Division II, Section 104.3.3;

CCR Title 24, Part 5, CPC, Chapter 1, Division II, Section 104.3.3;

CCR Title 24, Part 10, CEBC, Chapter 1, Division II, Section 105.3.2;  
Are amended to read as follows and

CCR, Title 24, Part 3, CEC, Informative Annex H, Section 80.19(I) is added  
to read as follows:

Time Limit of Application. If no permit is issued within one year following the date of application, the application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official. If, after such expiration, the original plans are resubmitted within 180 days following such expiration, the plan review fee shall be 25% of that otherwise required. No application shall be renewed in this fashion more than once. In order to further renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee. The chief building official may extend this time period when such extension is warranted, including but not limited to (1) to correct an error by the department, (2) when a legal action prevents the project from being completed within the allowed year time frame, or (3) in the interest of public health and safety. The chief building official's decision regarding the limitation period shall be final.

(3) Time Limit of Permit

CCR Title 24, Part 2, CBC, Volume 1, Chapter 1, Division II, Section 105.5;

CCR Title 24, Part 2.5, CRC, Chapter 1, Division II, Section R105.5;  
CCR Title 24, Part 4, CMC, Chapter 1, Division II, Section 104.4.3;

CCR Title 24, Part 5, CPC, Chapter 1, Division II, Section 104.4.3; and,

CCR Title 24, Part 10, CEBC, Chapter 1, Division II, Section 105.5;  
are amended to read as follows and

CCR, Title 24, Part 3, CEC, Informative Annex H, Section 80.19(J) is added  
to read as follows:

Time Limit of Permit

- (a) Unless otherwise authorized, every permit issued by the Permit and Resource Management Department under the provisions of this section shall remain valid if the work on the site authorized by that permit is commenced within 12 months after the permit issuance, unless the permittee has abandoned the work authorized by the permit.

(b) A permittee may request an extension of a permit. The chief building official may grant, in writing, one or more extensions of time for periods of not more than 180 days per extension. The permittee shall request an extension pursuant to this subdivision in writing and demonstrate justifiable cause for the extension.

(c) Before any work can be commenced or recommenced on any expired permit, or permit to legalize a violation, a new permit shall first be obtained. The new permit shall be obtained for all work necessary to finish the project including work already completed that has not been previously inspected and approved by the department.

i. Any new permits issued to recommence work started under an expired permit will be based on the codes in effect at the time of the original expired permit.

ii. Any new permits issued to commence work under an expired permit will be based on the codes in effect at the time of the original expired permit, provided that no more than two subsequent model California Building Codes have been adopted.

iii. Any new permits issued to commence work under an expired permit where more than two subsequent model California Building Codes have been adopted shall be governed by the codes in force at the time of the new permit application.

iv. Any new permits issued to legalize a violation shall be governed by the codes in force at the time of the new permit application.

(d) The fees for the new permit shall be based on the current fee schedule at full value of the previously permitted work minus the value of the work inspected and approved prior to expiration of the permit, plus the full value of any new work not previously permitted per the Permit and Resource Management Department Expired Permit Policy.

(4) Schedule of Permit Fees.

CCR Title 24, Part 2, CBC, Volume 1, Chapter 1, Division II, Section 109.2;

CCR Title 24, Part 2.5, CRC, Chapter 1, Division II, Section R108.2;

CCR, Title 24, Part 3, CEC, Informative Annex H, Section 80.19(E);

CCR Title 24, Part 4, CMC, Chapter 1, Division II, Section 104.5;

CCR Title 24, Part 5, CPC, Chapter 1, Division II, Section 104.5; and,

CCR Title 24, Part 10, CEBC, Chapter 1, Division II, Section 108.2; are amended to read as follows:

Schedule of Permit Fees.

1. Schedule of permit fees. On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by the Sonoma County Board of Supervisors.
2. Incomplete Plans. Where plans are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged at the rate shown in the Permit and Resource Management Department fee schedule.
3. Peer Review or Third Party Review. When approved by the chief building official a reduction in plan review fees by twenty five per cent (25%) of that otherwise required may be granted where a peer review or third party plan review or other process results in substantially reduced plan review effort by the Permit and Resource Management Department.
4. Stock Plans. The chief building official may, in his or her discretion, waive the plan check fee for the second and all subsequent buildings or structures identical to a building or structure for which a plan check has been paid because there is a reduction in the cost of providing the service. This plan check fee waiver for subsequent submittals shall be limited to one (1) year following date of original fee payment. In each case the applicant must be the same for all permits.
5. Reinspection Fees. A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. This section is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or reinspection. Reinspection fees may be assessed when the inspection record card has not been posted or otherwise is not available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which the inspection is requested, or for deviating from plans requiring the approval of the building official. The reinspection fee shall be established in the Board of Supervisors' fee schedule. When a reinspection fee has been assessed, no additional

inspection of the work shall be performed until the required fees have been paid.

6. Violation Penalty and Review Fee. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law. A review fee equal to the amount of the permit fee, whether or not a permit is then or subsequently issued, shall be assessed. The payment of such review fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

- (5) CCR Title 24, Part 2, CBC, Volume 1 Chapter 1, Division II, Section 114.4;

CCR Title 24, Part 2.5, CRC, Chapter 1, Division II, Section R113.4;

CCR, Title 24, Part 3, CEC, Informative Annex H, Section 80.23(B)(1);

CCR Title 24, Part 4, CMC, Chapter 1, Division II, Section 106.3;

CCR Title 24, Part 5, CPC, Chapter 1, Division II, Section 106.3; and,

CCR Title 24, Part 10, CEBC, Chapter 1, Division II, Section 113.4 are deleted.

- (6) Connection after Order to Disconnect.

CCR Title 24, Part 2, CBC, Volume 1, Chapter 1, Division II, Section 112.4;

CCR Title 24, Part 2.5, CRC, Chapter 1, Division II, Section R111.4;

CCR, Title 24, Part 3, CEC, Informative Annex H, Section 80.25(F);

CCR Title 24, Part 4, CMC, Chapter 1, Division II, Section 106.7;

CCR Title 24, Part 5, CPC, Chapter 1, Division II, Section 106.7; and

CCR Title 24, Part 10, CEBC, Chapter 1, Division II, Section 111.4; are added to read:

Connection After Order to Disconnect. Persons shall not make connections from any energy, fuel or power supply nor supply energy or fuel to building service equipment which has been disconnected or ordered to be disconnected by the chief building official or the use of which has been ordered to be

discontinued by the chief building official until the chief building official authorizes the reconnection and use of such equipment.

(C) California Building Code Revisions

- (1) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 1, Division II, Section 101.4.4 is amended to read:

101.4.4. Property maintenance. The provisions of Sections 116 Unsafe Structures and Equipment of the California Building Code as amended by Sonoma County Code by adding definitions for “unsafe or dangerous buildings” and “nuisance” to Sonoma County Code Section 7-19 shall apply to existing buildings and premises.

- (2) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 1, Division II, Section 105.2 is amended to read:

105.2 Work exempt from permit. Exemption from permit requirements of this section shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of the jurisdiction. Such exempt structures must meet all other applicable requirements of this jurisdiction, including required minimum distances from property lines. Permits shall not be required for the following:

(a) Building Permit Exemptions:

1. One-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet, and the height above grade does not exceed 12 feet. No more than one structure may be allowed under this exemption unless separated from another permit exempt structure by more than 50 feet.
2. Fences, not over 10 feet high, except that solid wood, concrete, metal, and masonry fences more than 7 feet in height measured from the lowest existing grade to the top of the fence shall require a building permit.
3. Oil derricks.
4. Retaining walls, which retain not more than 3 feet of material unless supporting a surcharge or impounding Class I, II, or IIIA liquids. For the purpose of this section, a retaining wall is considered to be supporting a surcharge if:



- a. The wall retains more than one foot of material and the retained material slopes more than two units horizontal to one vertical within a distance equal to twice the height of the wall above the lowest existing grade, or
  - b. The wall retains more than one foot of material and any road or structure is located on the retained material within a distance equal to twice the height of the wall above the lowest existing grade.
- 5. Tanks, not containing Class I, II, or IIIA liquids supported directly upon grade, or below grade, if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.
  - 6. Sidewalks, platforms, driveways, nonstructural slabs and decks not more than 30 inches above grade, and not over any basement or story below and are not part of a disabled access route.
  - 7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
  - 8. Temporary motion picture, television and theater stage sets and scenery.
  - 9. Prefabricated swimming pools accessory to a Group R, Division 3 Occupancy which do not exceed 5,000 gallons, and are installed entirely above ground.
  - 10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems. Plumbing, electrical or mechanical systems associated with the structure require permits.
  - 11. Swings, play structures, and other playground equipment, treehouses with a floor area less than 120 square feet, and skateboard ramps, accessory to detached one and two family dwellings, which are not used for commercial purposes, and children's play structures when constructed on a parcel which contains a one or two- family dwelling or a State licensed school or day care center.
  - 12. Window awnings in Group R-3 and U Occupancies, supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support.
  - 13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches in height

14. Minor repair of interior paneling or gypsum wallboard when it does not serve as a fire-resistive assembly or as lateral bracing for a structure. Minor repairs are limited to 100 square feet, on a one time basis. Subsequent minor repairs will require permits. This exemption shall not apply to structures subject to flood damage.
15. Replacement of windows or doors with others of the same size, and in the same location when the structural frame of the opening is not altered.
16. Prefabricated structures no more than 500 square feet in area, constructed of light frame materials and covered with cloth or flexible plastic which has a thickness no greater than 5/1000 of an inch, accessory to a single family dwelling, with no associated electrical, plumbing, or mechanical equipment and the height above grade does not exceed 12 feet.
17. Residential Arbors, trellises, and gazebos, when the height above grade does not exceed twelve (12) feet. For the purpose of this section, arbors, trellises, and gazebos are considered for detached shade structures accessory to residential occupancies and are defined as follows:
  - a. Structures which have a lattice or fabric roof structure, and
  - b. 75% of the exterior walls are not less than 75% open, and
  - c. Into which a motor vehicle cannot be driven due to the configuration of the structure or placement on the site.

If such a structure contains electrical, plumbing, or mechanical equipment, a permit is required for this work.

18. Removal of up to 25% of exterior and/or interior or roof coverings or other similar work for the purpose of determining the condition of structural members in a structure where work is being planned. Such work may remain exposed for a maximum of 90 days before being repaired. A permit must be obtained for the repairs unless exempted by this section of the Sonoma County Code.
19. 2-bin trash enclosure covers with a height not exceeding 12 feet.

(b) Electrical Permit Exemptions:

1. Minor repair work, including the replacement of lamps or the connection of approved portable electric equipment to approved permanently installed receptacles.

2. The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.
3. The installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.
4. Listed cord and plug connected temporary decorative lighting.
5. Reinstallation or replacement of attachment plug receptacles, but not the outlets therefor.
6. Repair or replacement of branch circuit overcurrent devices of the required capacity in the same location.
7. Installation or maintenance of communications wiring, devices, appliances, apparatus, or equipment.

(c) Gas Permit Exemptions:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
3. Portable fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

(d) Mechanical Permit Exemptions:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.

7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.
8. Portable fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

(e) Plumbing Permit Exemptions:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with the new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
  2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.
  3. Replacement of existing plumbing fixtures for low flow plumbing fixtures in accordance with Section 1101.1 California Civil Code.
- (3) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 1, Division II, Section 113 is deleted.
- (4) CCR Title, 24, Part 2, CBC, Volume 1 Chapter 1, Division II, Section 116.3 is amended to read:
- 116.3 Notice. If an unsafe condition is found, the building official shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe per Section 1-7.3 of the Sonoma County Code.
- (5) CCR Title, 24, Part 2, CBC, Volume 1 Chapter 1, Division II, Section 117 is added to read:

SECTION 117  
NOTICE TO VACATE

117.1 Posting. Every notice to vacate shall, in addition to being served as provided in Section 116.4, be posted at or upon each exit of the building and shall be in substantially the following form:

DO NOT ENTER  
UNSAFE TO OCCUPY

It is a misdemeanor to occupy this building, or to remove or deface this notice.

Building Official  
County of Sonoma

117.2 Posting during declared emergencies. During a declared local, state or federal emergency or state of emergency as defined in Chapter 10 of this Code, each structure or property affected by the declaration and subsequently reviewed shall be evaluated and posted in accordance with the standards established in Applied Technology Council (ATC) 20, ATC 45 or the most recently adopted standard by the California Office of Emergency Services as an emergency response plan.

117.3 Compliance. Whenever such notice is posted, the building official shall include a notification thereof in the notice and order issued under Section 115.3 reciting the emergency and specifying the conditions which necessitate the posting. No person shall remain in or enter any building which has been so posted unless specifically stated on the posting. Entry may be made to repair, demolish or remove such building under permit. No person shall remove or deface any such notice after it is posted until the required repairs, demolition or removal have been completed and a certificate of occupancy issued pursuant to the provisions of the Building Code.

117.4 Appeals. Appeals of any notice and order to abate any violation of this Code shall be heard and decided by a hearing officer pursuant to Section 1-7.3 of the Sonoma County Code.

- (6) CCR Title, 24, Part 2, CBC, Volume 1 Chapter 2, Section 202 is amended to revise the following definitions:

BUILDING.

BUILDING, EXISTING

SUBSTANTIAL IMPROVEMENT: See Sonoma County Code Ch.7-19

- (7) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 4, Section 446.10 is amended to read as follows:

Section 446.10 Fire protection systems. The following fire protection systems shall be provided in accordance with Section 446.10.1 through 446.10.2

446.10.1 Fire Alarm System. An approved manual fire alarm system shall be installed in accordance with Section 907.2.1 in new and existing Type 3

winery caves when the occupant load exceeds 100, unless equipped with an automatic sprinkler system installed in accordance with 903.3.1.1.

446.10.2 Automatic sprinkler system. An approved automatic sprinkler systems shall be installed in accordance with 903.3.1.1 in all new Type 3 winery caves when the occupant load exceed 100 or more, or existing winery caves when a change of use is approved by the fire code official.

- (8) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 4, Section 446.16 is added to read as follows:

#### 446.16 Identification

Every Type 2 and Type 3 winery cave shall have a permanent placard installed at the exterior main entrance in an area approved by the fire code official. The placard shall include cave type, year built and maximum occupant load. The fire code official is authorized to request additional information for emergency response.

- (9) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 7A, Section 701A.3 is amended to read as follows:

701A.3 Application. Buildings located in any Fire Severity Zone or any Wildland-Urban Interface Zone designated by the enforcing agency constructed, altered, moved, repaired or maintained after the application date shall comply with the provisions of this chapter.

#### Exceptions:

1. Buildings of an accessory character classified as a Group U occupancy and not exceeding 120 square feet in floor area, when located at least 30 feet from an applicable building.
2. Additions to and remodels of buildings originally constructed prior to the application date.
3. Group C, Special buildings conforming to the limitations specified in Section 450.4.1 of the California Building Code.
4. Agricultural exempt structures as defined in Chapter 7 of the Sonoma County Building Code when greater than 60 feet from property lines and other structures.

For the purposes of this section and section 710A, applicable building include all buildings that have residential, commercial, educational, institutional, or similar occupancy type use.

- (10) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2 is amended to read as follows:

903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.19. Approved automatic sprinkler systems in existing buildings and structures shall be provided in locations described in Section 903.6.

Exceptions:

1. Agricultural and Greenhouse buildings as approved by the fire code official when not required in other sections of the California Building Code.
2. Detached accessory structures to Group R-3 not classified as a dwelling unit and not exceeding 3,000 square feet (279m<sup>2</sup>) in gross floor area.
3. Detached non-combustible motor vehicle fuel dispensing canopies.
4. Detached group U occupancies not greater than 3,000 square feet (279m<sup>2</sup>).
5. Special occupancy aircraft hangar shade structures as approved by the fire code official, unless required in NFPA409.

- (11) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.1 is amended to read as follows:

903.2.1 Group A. An automatic sprinkler system shall be provided throughout buildings containing a Group A occupancy exceeding 1,500 square feet or when required per 903.2.1.1 through 903.2.1.6.

- (12) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.1.6 is renumbered and amended to read as follows (with deletion of the exception):

903.2.1.6 Assembly occupancies on roofs. Where an occupied roof has an assembly occupancy with an occupant load exceeding 100 for Group A-2 and 300 for other Group A Occupancies, an automatic sprinkler system shall be provided throughout the building in accordance with Section 903.3.1.1 or 903.3.1.2.

- (13) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.1.7 is deleted.

- (14) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.2 is amended to read as follows:

903.2.2 Ambulatory care facilities. An automatic sprinkler system shall be installed throughout buildings containing an ambulatory care facility.

- (15) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.3 is amended to read as follows:

903.2.3 Group E. An automatic sprinkler system shall be provided throughout buildings containing Group E occupancies. For public school state-funded construction projects or for public school campuses, Kindergarten through 12<sup>th</sup> grade, see Section 903.2.19 through 903.2.20.

- (16) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.4 is amended to read as follows:

903.2.4 Group F. An automatic sprinkler system shall be provided throughout buildings containing a Group F occupancy. Where gross floor area exceeds 3,000 square feet (279m<sup>2</sup>).

Exceptions:

1. Canopied winery crush pads less than 12,000 square feet in area, provided that all of the following conditions are met:  
The canopy and supporting structure are constructed of non-combustible materials.
- a. If attached, the crush pad is separated from other portions of the building by one-hour fire-resistive walls.
- b. The crush pad is not used for storage of combustible materials.
- c. The canopy and supporting structure is incapable of trapping heat, smoke or other byproducts of combustion.
  2. Dairy milking facilities less than 12,000 feet in area.
  3. Manufactures of upholstered furniture or mattresses less than 2,500 square feet in area.

- (17) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.5.1 is amended to read as follows:

903.2.5.1 Group H. An automatic sprinkler system shall be installed throughout buildings containing Group H occupancies.

- (18) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.6.1 is deleted.

- (19) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.6.2 is amended to read as follows:

903.2.6.2 Group I-3. Every building where inmates or persons are in custody or restrained shall be protected by an automatic sprinkler system conforming to NFPA 13. The main sprinkler control valve or valves and all other control valves in the system shall be locked in the open position and electronically supervised so that at least an audible and visible alarm will sound at a constantly attended location when valves are closed. The sprinkler branch piping serving cells may be embedded in the concrete construction.



- (20) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.7 is amended to read as follows:

903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where gross floor area exceeds 3,000 square feet (279m<sup>2</sup>).

- (21) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.8.1 is amended to read as follows:

903.2.8.1 Group R-3. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in Group R-3 occupancies and shall be provided throughout all one- and two-family dwellings regardless of square footage in accordance with the California Residential Code. An automatic sprinkler system shall be installed in all mobile homes, manufactured homes and multi-family manufactured homes with two or more dwelling units in accordance with Title 25 of the California Code of Regulations.

- (22) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.9 is amended to read as follows:

903.2.9 Group S. An automatic sprinkler system shall be provided throughout all buildings containing a Group S occupancy where the gross floor area exceeds 3,000 square feet (279m<sup>2</sup>).

Exceptions:

1. Agricultural and Greenhouse buildings as approved by the fire code official.
2. Detached accessory structures to Group R-3 not classified as a dwelling unit and not exceeding 3,000 square feet (279m<sup>2</sup>) in gross floor area.
3. Special occupancy aircraft shade structures as approved by the fire code official, unless required in NFPA409.
4. Volunteer Fire Department vehicle storage barn not exceeding 3,000 square feet (279m<sup>2</sup>).
5. Storage of upholstered furniture or mattresses less than 2,500 square feet in area.

- (23) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.10 is amended to read as follows:

903.2.10 Group B. An automatic sprinkler system shall be provided throughout buildings containing a Group B occupancies where the gross floor area exceeds 3,000 square feet (279m<sup>2</sup>).

- (24) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.10.1 is deleted.
- (25) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.11 is amended to read as follows:
- 903.2.11 Specific buildings areas and hazards. In all occupancies other than detached Group U occupancies not greater than 3,000 square feet (279m<sup>2</sup>), an automatic sprinkler system shall be installed for building design or hazard in the locations set forth in Sections 903.2.11.1 through 903.2.11.8.
- (26) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.11.3 exceptions 1 and 2 are deleted.
- (27) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.11.7 is added to read as follows:
- 903.2.11.7 High-piled storage. An automatic sprinkler system shall be provided throughout buildings containing high-pile combustible storage.
- (28) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.11.8 is added to read as follows:
- 903.2.11.8 Undetermined use design. Automatic sprinkler systems installed in buildings or structures of undetermined use shall be designed and installed to have a minimum density of 0.33 gallons per minute per square foot over a minimum design area of 3,000 square feet.
- (29) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.11.9 is added to read as follows:
- 903.2.11.9 Elevation of existing buildings. An automatic fire extinguishing system shall be installed throughout all existing buildings when the building is elevated to three or more stories, or more than thirty-five feet (35') in height, from grade to the exposed roof.
- Exceptions:
1. An automatic fire-extinguishing system need not be provided when the area above 35 feet (35') is provided for aesthetic purposes only and is a non-habitable space.
  2. An automatic fire-extinguishing system need not be provided when existing single-family and two-family dwellings are elevated to comply with the requirements of Chapter 7B of the Sonoma County Code, provided that all of the following conditions are met:
    - (a) The elevation creates a building no more than three stories in height.
    - (b) Two approved exits that exit directly to the exterior and one exterior

stair leading to the lowest level of fire department access are provided from the highest floor.

- (c) Approved interconnected smoke alarms are installed at each floor level and in all sleeping rooms, and hallways adjacent to sleeping rooms.
- (d) There is no expansion or modification of use other than installation of the exits required by subparagraph (b) above and a utility room less than 100 square feet. The space created at ground level by the elevation shall be used only as a private parking garage or as unused vacant space.
- (e) Any addition exceeding Table 903.6 to the building after the elevation shall require installation of an automatic fire-extinguishing system.

- (30) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.18 is amended to read as follows, with exception deleted:

903.2.18 Group U private garages and carports accessory to Group R-3 occupancies. Carports with habitable space above and attached garages, accessory to Group R-3 occupancies shall be protected by residential fire sprinklers in accordance with this section. Residential fire sprinklers shall be connected to, and installed in accordance with, an automatic residential fire sprinkler system that complies with Section R313 of the California Residential Code or with NFPA 13D. Fire sprinklers shall be residential fire sprinklers or quick-response sprinklers, designed to provide a minimum density of 0.05 gpm/ft<sup>2</sup> over the area of the garage and/or carport, but not to exceed two sprinklers for hydraulic calculation purposes. Garage doors shall not be considered obstructions with respect to sprinkler placement.

- (31) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.3.9 is amended to read as follows:

903.3.9 Floor control valve. Floor control valve and waterflow detection assemblies shall be installed at each floor where any of the following occur:

1. Buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department access.
2. Buildings that are three or more stories in height.
3. Buildings that are two or more stories below the highest level of fire department access.

Exception: Group R-3 and R-3.1 occupancies floor control valves and waterflow detection assemblies shall not be required.

- (32) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.4.2 is amended to read as follows:

903.4.2 Alarms. One exterior approved audible and visual device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

Exception: R-3 occupancies may be exempt from visual device when approved by the fire code official.

- (33) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.6 is added to read as follows:

903.6 Where required in existing buildings and structures. An automatic sprinkler system shall be provided throughout existing buildings and structures where required in Chapter 11 or that undergo a substantial improvement see Table 903.6.

Exception: Alterations made solely for the purpose of providing barrier removal pursuant to the requirements of the American Disabilities Act (ADA) as contained in exception #4 of Section CBC 11B-204.2.

- (34) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Table 903.6 is added to read as follows:

TABLE 903.6  
EXISTING BUILDINGS AND STRUCTURES

Existing Gross Floor Area <sup>(d)</sup>	Allowable Gross Floor Area Increase
0-1,000 sq. ft.:	200% <sup>(c)</sup>
1,001-4,000 sq. ft.:	100% <sup>(a)(c)</sup>
Greater than 4,000 sq. ft.:	50% <sup>(a)(b)(c)</sup>

<sup>(a)</sup>A 2,000 sq. ft. maximum of an increase is allowed.

<sup>(b)</sup>Maximum cumulative allowable gross floor area is 6,000 sq. ft.

<sup>(c)</sup>Fire sprinklers are required when additions to Limited Density Owner-Built Rural Dwellings (as described in Sonoma County Code Chapter 7-A) exceed 640 sq. ft. in gross floor area.

<sup>(d)</sup>Remodels that are greater than 75% of the original gross floor area.

- (35) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 905.3.1 is amended to read as follows:

905.3.1 Height. In other than Group R-3 and R-3.1 occupancies, Class III standpipe systems shall be installed throughout at each floor where any of the following occur:

1. Buildings where the floor level of the highest story is located more than 30 feet (9144 mm) above the lowest level of fire department vehicle access.
2. Buildings that are three or more stories in height.
3. Buildings where the floor level of the lowest story is located more than 30 feet (9144 mm) below the highest level of fire department access.
4. Buildings that are two or more stories below the highest level of fire department vehicle access.

Exceptions:

- a. Class I 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.
- b. Class I manual standpipes are allowed in open parking garages where the highest floor is located not more than 150 feet (45720 mm) above the lowest level of fire department vehicle access.
- c. Class I manual dry standpipes are allowed in open parking garages that are subject to freezing temperatures, provided that the hose connections are located as required for Class II standpipes in accordance with Section 905.5.
- d. Class I standpipes are allowed in basements equipped throughout with an automatic sprinkler system.
- e. In determining the lowest level of fire department vehicle access, it shall not be required to consider either of the following:
  - i. Recessed loading docks for four vehicles or less.
  - ii. Conditions where topography makes access from the fire department vehicle to the building impractical or impossible.
- f. When determined by the Fire Code Official a standpipe system is not warranted in three-story buildings.

(36) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 905.9 exception 2 is deleted.

(37) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 907.2.27.1 is added to read as follows:

907.2.27.1 Winery Caves. An approved manual fire alarm system conforming to the provisions of Section 907.2 shall be provided in Type 3 winery caves when the occupant load exceeds 100 or per Section 446.10 of the California Building Code.

(38) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 907.6.6 is amended to read as follows:

907.6.6 Monitoring. Fire alarm systems required by this chapter or by the California Building Code shall be monitored by an approved Central Station in accordance with NFPA 72 and this section.

Exception: Monitoring by central station is not required for:

1. Single- and multiple-station smoke alarms required by Section 907.2.11.
2. Group I-3 occupancies shall be monitored in accordance with Section 907.2.6.3.
3. Automatic sprinkler systems in one- and two-family dwellings.

- (39) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 912.2 is amended to read as follows:

912.2 Location. With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of the fire department connections shall be within 100 feet of a fire hydrant or approved by the fire code official (Also see Section CFC 507.5.1.1).

- (40) CCR Title, 24, Part 2, CBC, Volume 2, Chapter 33, Section 3311.3 is amended to read as follows:

3313.3 Detailed requirements. Standpipes shall be installed in accordance with the provisions of Section 905.

Exception: When approved by the fire code official standpipes shall be either temporary or permanent in nature, and with or without a water supply, provided that such standpipes comply with the requirements of Section 905 as to capacity, outlets and materials.

- (41) CCR Title, 24, Part 2, CBC, Volume 2, Chapter 33, Section 3312.3 is added to read as follows:

Section 3312.3 Where Required. In buildings of combustible construction required to have automatic sprinkler system by Section 903, automatic sprinkler system shall be installed prior to construction exceeding 40 feet in height above the lowest level of fire department vehicle access. Such automatic sprinkler system shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring.

- (42) CCR Title, 24, Part 2, CBC, Volume 2, Chapter 33, Section 3312.4 is added to read as follows:

Section 3312.4 Buildings being demolished. Where a building is being demolished and an automatic sprinkler system is existing within such a building, such automatic sprinkler system shall be maintained in an operable condition so as to be available for use by the fire department. Such automatic sprinkler system shall be demolished with the building but shall not be demolished more than one floor below the floor being demolished.

- (43) CCR Title, 24, Part 2, CBC, Volume 2, Chapter 35, NFPA, Section 13-16: 25.5.1 is amended to read as follows:

25.5.1 The installing contractor shall identify a hydraulically designed sprinkler system with permanently raised, stamped or etched marked weatherproof metal or ridged plastic sign secured with corrosion resistant wire, chain, or other approved means. Such signs shall be placed at the alarm valve, dry pipe valve, preaction valve, or deluge valve supplying the corresponding hydraulically designed area. Pipe schedule systems shall be provided with a sign indicating that the system was designed and installed as a pipe schedule system and the hazard classification(s) included in the design.

- (44) CCR Title, 24, Part 2, CBC, Volume 2, Chapter 35, NFPA, Section 13D-16: 5.1.1.2 is added to read as follows:

5.1.1.2 A supply of at least three sprinklers shall be maintained on the premises so that any sprinklers that have operated or been damaged in any way can be promptly replaced.

- (45) CCR Title, 24, Part 2, CBC, Volume 2, Chapter 35, NFPA, Section 13D-16: 5.1.1.2.1 is added to read as follows:

5.1.1.2.1 The sprinklers shall correspond to the types and temperature ratings of the sprinklers in the property. The stock sprinklers shall include not less than one sprinkler of all types and ratings installed.

- (46) CCR Title, 24, Part 2, CBC, Volume 2, Chapter 35, NFPA, Section 13D-16: 5.1.1.2.2 is added to read as follows:

5.1.1.2.2 The sprinklers shall be kept in a mounted and accessible cabinet located where the temperature to which they are subjected will at no time exceed the maximum ceiling temperatures specified in Table 5.1.1.6.1 for each of the sprinklers within the cabinet.

- (47) CCR Title, 24, Part 2, CBC, Volume 2, Chapter 35, NFPA, Section 13D-16: 5.1.1.2.3 is added to read as follows:

5.1.1.2.3 One sprinkler wrench as specified by the sprinkler manufacture shall be provided in the cabinet for each type of sprinkler installed to be used for the removal and installation of sprinklers in the system.

- (48) CCR Title, 24, Part 2, CBC, Volume 2, Chapter 35, NFPA, Section 13D-16: 6.2.1 is added to read as follows:

6.2.1 Where a pump is the source of pressure for the water supply for a fire sprinkler system but is not a portion of the domestic water system, the following shall be met:

- (1) A test connection shall be provided downstream of the pump that creates a flow of water equal to the smallest sprinkler K-factor on the system.
- (2) Pump motors using ac power shall be rated for 240 V and wired in accordance with the NEC (NFPA 70).
- (3) Any disconnecting means for the pump shall be approved.
- (4) The pump shall be located not less than 1 ½ inch off the floor.
- (5) Exterior pumps shall be installed in a well ventilated, weather protected area or shelter.

- (49) CCR Title, 24, Part 2, CBC, Volume 2, Chapter 35, NFPA, Section 13D-16: 6.2.2 is amended to read as follows:

6.2.2 Where a well, pump, tank or combination thereof is the source of supply for a fire sprinkler system, the configuration for the system shall be one of the following:

- (1) The water supply shall serve both domestic and fire sprinkler systems.
  - (a) A test connection shall be provided downstream of the pump that creates a flow of water equal to the smallest sprinkler on the system. The connection shall return water to the tank.
  - (b) Any disconnecting means for the pump shall be approved.
  - (c) A method for refilling the tank shall be piped to the tank.
  - (d) A method of seeing the water level in the tank shall be provided without having to open the tank.
  - (e) The pump shall be located not less than 1 ½ inch off the floor.
  - (f) Exterior pumps shall be installed in a well ventilated, weather protected area or shelter.
- (2) A stand-alone water supply for fire sprinkler system is permitted if the following conditions are met:
  - (a) The pump shall be connected to a 220-volt circuit breaker shared with a common household appliance (e.g., range, oven, dryer), or have a power failure alarm installed acceptable to the Authority Having Jurisdiction that provides an audible and visual signal within the residence at an approved location. The alarm and components shall be listed by an approved agency.



- (b) The pump shall be a stainless steel 240-volt pump,
- (c) A valve shall be provided to exercise the pump. The discharge of the exercise valve shall drain to the tank, and
- (d) A sign shall be provided stating: "Valve must be opened monthly for 5 minutes."
- (e) A means for automatically refilling the tank level, so that the tank capacity will meet the required water supply duration in minutes, shall be provided.
- (f) A test connection shall be provided downstream of the pump that creates a flow of water equal to the smallest sprinkler on the system. The connection shall return water to the tank.
- (g) Any disconnecting means for the pump shall be approved.
- (h) A method for refilling the tank shall be piped to the tank.
- (i) A method of seeing the water level in the tank shall be provided without having to open the tank.
- (j) The pump shall be located not less than 1 ½ inch off the floor.
- (k) Exterior pumps shall be installed in a well ventilated, weather protected area or shelter.

- (50) CCR Title, 24, Part 2, CBC, Volume 2, Chapter 35, NFPA, Section 13D-16: 7.6 is added to read as follows:

7.6 A local waterflow alarm shall be provided on all sprinkler systems on the exterior of the home within 10 feet of the riser location, or as approved by the fire code official.

- (51) CCR Title, 24, Part 2, CBC, Volume 2, Chapter 35, NFPA, Section 13D-16: 8.3.4 is amended to read as follows:

8.3.4 Sprinklers shall not be required in detached garages, open attached porches, detached carports with no habitable space above, and similar structures unless otherwise required by the California Building, Residential or Fire Codes.

- (52) CCR Title, 24, Part 2, CBC, Volume 2, Chapter 35, NFPA, Section 13D-16: 8.3.5.2 is added to read as follows:

8.3.5.2 At least one quick-response intermediate temperature residential sprinkler shall be installed within 5 feet and above attic access openings.

- (53) CCR Title, 24, Part 2, CBC, Volume 2, Chapter 35, NFPA, Section 13R-16: 6.6.6.1 is added to read as follows:

6.6.6.1 At least one quick-response intermediate temperature residential sprinkler shall be installed within 5 feet and above attic access openings.

- (54) CCR Title, 24, Part 2, CBC, Volume 2, Chapter 35, NFPA, Section 72-16:  
7.5.6.1 is added to read as follows:

7.5.6.1 The record of completion shall be documented in accordance with 7.5.6 using the record of completion forms, Figure 7.8.2(a) through Figure 7.8.2(f).

- (55) CCR Title, 24, Part 2, CBC, Volume 2, Chapter 35, NFPA, Section 72-16:  
7.6.6 is added to read as follows:

7.6.6 The record of all inspection, testing and maintenance as required by 14.6.2.4 shall be documented using the record of inspection and testing forms, Figure 7.8.2(g) through Figure 7.8.2(l).

- (56) CCR Title, 24, Part 2, CBC, Volume 2, Chapter 35, NFPA, Section 72-16:  
14.7 is added to read as follows:

#### 14.7 Labels and Tags.

14.7.1 Labels or tags shall be used on fire alarm systems and shall be placed on the outside of the fire alarm control unit.

14.7.2 Tags shall be of the hanging or self-adhesive type used on fire alarm systems.

14.7.3 The following information shall be printed on the labels and tags approved by the fire code official:

1. The words “DO NOT REMOVE BY ORDER OF THE FIRE CODE OFFICIAL”
2. Concern Name/Company Name
3. Concern Physical Address
4. Concern Phone Number
5. License Number (State of California Contractor State License Board License)
6. Date of service or testing and maintenance
7. Space or line for signature of person performing or supervising the servicing shall be placed on the tag or label

14.7.4 When service or testing and maintenance is performed, the initial date of service or testing and maintenance, the printed name and signature of the person performing or supervising the service shall be placed on the tag or label.

14.7.5 No person shall remove a tag or label from or place a tag or label on a fire alarm system except when servicing or testing and maintenance is performed.

14.7.6 No person shall deface, modify, or alter any tag or label attached to or required to be attached to any fire alarm system.

14.7.7 The Label or tag conforming to this section shall be securely attached to each fire alarm system at the time of servicing or testing and maintenance.

14.7.8 The label or tag approved by the fire code official shall be affixed to a system only after all deficiencies have been corrected.

14.7.9 Adhesive labels and tags shall be manufactured in accordance with ANSI/UL 969, Standard for Marking and Labeling Systems, 4<sup>th</sup> edition, 1995, which is hereby incorporated by reference.

(D) California Residential Code amendments.

(1) CCR, Title 24, Part 2.5, CRC, Chapter 1, Division I, Section 1.1.3.1.1 of the California Residential Code is amended to read as follows:

1.1.3.1.1 Utility and Miscellaneous Group U.

Buildings and structures of an accessory character and miscellaneous structures not classified in any specific occupancy shall be constructed, equipped and maintained to conform to the requirements of this code commensurate with the fire and life hazard incidental to their occupancy. Group U shall include, but not be limited to the following:

Agricultural buildings

Aircraft hangars accessory to a one or two-family residence (See Section 412.5 of the California Building Code)

Barns

Carports

Fences more than 6 feet high

Grain silos accessory to a residential occupancy

Greenhouses

Livestock shelters

Private garages

Private riding arenas accessory to a one- or two-family residence

Retaining walls

Sheds

Storage building accessory to a one- or two-family residence

Stables

Tanks

Towers

(2) CCR, Title 24, Part 2.5, CRC, Chapter 3, Section R309.6, Exception is deleted.

(3) CCR, Title 24, Part 2.5, CRC, Chapter 3, Section R313.1 is amended to read as follows:

R313.1 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses and multi-family manufactured homes with two or more dwelling units in accordance with Title 25 of the California Code of Regulations.

Exceptions:

1. Detached accessory structures to Group R-3 not classified as a dwelling unit and not exceeding 3,000 square feet-in gross floor area, unless otherwise approved by the fire code official.
2. Detached Group U Occupancies not greater than 3,000 square feet, unless otherwise approved by the fire code official.

(4) CCR, Title 24, Part 2.5, CRC, Chapter 3, Section R313.1.2 is added to read as follows:

R313.1.2 Substantial improvement. An automatic fire sprinkler system shall be provided throughout all townhouses that undergo a substantial improvement when required pursuant to Sonoma County Code Section 7-13(B)(34)Table 903.6.

(5) CCR, Title 24, Part 2.5, CRC, Chapter 3, Section R313.2 is amended to read as follows, with the exception deleted:

R313.2 One- and two-family dwellings automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses. Group R-3 occupancies permitted under this code shall be provided throughout regardless of square footage with an automatic sprinkler system inclusive of all

mobile homes, manufactured homes and multi-family manufactured homes with two or more dwelling units in accordance with Title 25 of the California Code of Regulations.

Exception:

1. Accessory Dwelling Unit, provided that all of the following are met:
    - 1.1. The unit meets the definition of an Accessory Dwelling Unit as defined in the Government Code Section 65852.2.
    - 1.2. The existing primary residence does not have automatic fire sprinklers.
    - 1.3. The accessory detached dwelling unit does not exceed 1,200 square feet in size.
    - 1.4. The unit is on the same lot as the primary residence.
    - 1.5. The accessory dwelling unit is not attached to garages or has habitable space above carports.
    - 1.6. The accessory dwelling unit meets the requirements of California Fire Code, Sections 503.1.1 and 507.5.1, Or the Sonoma County Fire Safe Standards for access and setbacks.
  2. Detached accessory structures to Group R-3 not classified as a dwelling unit and not exceeding 3,000 square feet-in gross floor area, unless otherwise approved by the fire code official.
  3. Detached Group U Occupancies not greater than 3,000 square feet, unless otherwise approved by the fire code official.
- (6) CCR, Title 24, Part 2.5, CRC, Chapter 3, Section R322.1.6 is amended to read as follows:

R322.1.6 Flood Damage Protection

See Sonoma County Code Chapter 7B-11A for Flood Damage Protection.

- (7) CCR Title, 24, Part 2.5, CRC, Volume 1, Chapter 7A, Section 337.1.3 is amended to read as follows:

337.1.3 Application. Buildings located in any Fire Severity Zone or any Wildland-Urban Interface Zone designated by the enforcing agency constructed, altered, moved, repaired or maintained after the application date shall comply with the provisions of this chapter.

Exceptions:

1. Buildings of an accessory character classified as a Group U occupancy and not exceeding 120 square feet in floor area, when located at least 30 feet from an applicable building.
2. Additions to and remodels of buildings originally constructed prior to the application date.
3. Group C, Special buildings conforming to the limitations specified in section 450.4.1 of the California building Code.

4. Agricultural exempt structures as defined in Chapter 7 of the Sonoma County Building Code when greater than 60 feet from property lines and other applicable structures.

For the purposes of this section and section 337.10, applicable building include all buildings that have residential, commercial, educational, institutional, or similar occupancy type use.

- (8) CCR Title, 24, Part 2.5, CRC, Volume 1, Chapter 7A, Section R337.6.3, Exception 3, Subsection 3.1 is deleted and reserved to maintain numbering.
- (9) CCR Title, 24, Part 2.5, CRC, Chapter 44, NFPA, Section 13-16: 25.5.1 is added to read as follows:

25.5.1 The installing contractor shall identify a hydraulically designed sprinkler system with permanently raised, stamped or etched marked weatherproof metal or ridged plastic sign secured with corrosion resistant wire, chain, or other approved means. Such signs shall be placed at the alarm valve, dry pipe valve, preaction valve, or deluge valve supplying the corresponding hydraulically designed area. Pipe schedule systems shall be provided with a sign indicating that the system was designed and installed as a pipe schedule system and the hazard classification(s) included in the design.

- (10) CCR Title, 24, Part 2.5, CRC, Chapter 44, NFPA, Section 13D-16: 5.1.1.2 is added to read as follows:

5.1.1.2 A supply of at least three sprinklers shall be maintained on the premises so that any sprinklers that have operated or been damaged in any way can be promptly replaced.

- (11) CCR Title, 24, Part 2.5, CRC, Chapter 44, NFPA, Section 13D-16: 5.1.1.2.1 is added to read as follows:

5.1.1.2.1 The sprinklers shall correspond to the types and temperature ratings of the sprinklers in the property. The stock sprinklers shall include not less than one sprinkler of all types and ratings installed.

- (12) CCR Title, 24, Part 2.5, CRC, Chapter 44, NFPA, Section 13D-16: 5.1.1.2.2 is added to read as follows:

5.1.1.2.2 The sprinklers shall be kept in a mounted and accessible cabinet located where the temperature to which they are subjected will at no time exceed the maximum ceiling temperatures specified in Table 5.1.1.6.1 for each of the sprinklers within the cabinet.

- (13) CCR Title, 24, Part 2.5, CRC, Chapter 44, NFPA, Section 13D-16: 5.1.1.2.3 is added to read as follows:

5.1.1.2.3 One sprinkler wrench as specified by the sprinkler manufacture shall be provided in the cabinet for each type of sprinkler installed to be used for the removal and installation of sprinklers in the system.

- (14) CCR Title, 24, Part 2.5, CRC, Chapter 44, NFPA, Section 13D-16: 6.2.1 is added to read as follows:

6.2.1 Where a pump is the source of pressure for the water supply for a fire sprinkler system but is not a portion of the domestic water system, the following shall be met:

- (1) A test connection shall be provided downstream of the pump that creates a flow of water equal to the smallest sprinkler K-factor on the system.
- (2) Pump motors using ac power shall be rated for 240 V and wired in accordance with the NEC (NFPA 70).
- (3) Any disconnecting means for the pump shall be approved.
- (4) The pump shall be located not less than 1 ½ inch off the floor.
- (5) Exterior pumps shall be installed in a well ventilated, weather protected area or shelter.

- (15) CCR Title, 24, Part 2.5, CRC, Chapter 44, NFPA, Section 13D-16: 6.2.2 is amended to read as follows:

6.2.2 Where a well, pump, tank or combination thereof is the source of supply for a fire sprinkler system, the configuration for the system shall be one of the following:

- (1) The water supply shall serve both domestic and fire sprinkler systems.
  - (a) A test connection shall be provided downstream of the pump that creates a flow of water equal to the smallest sprinkler on the system. The connection shall return water to the tank.
  - (b) Any disconnecting means for the pump shall be approved.
  - (c) A method for refilling the tank shall be piped to the tank.
  - (d) A method of seeing the water level in the tank shall be provided without having to open the tank.
  - (e) The pump shall be located not less than 1 ½ inch off the floor.
  - (f) Exterior pumps shall be installed in a well ventilated, weather protected area or shelter.
- (2) A stand-alone water supply for fire sprinkler system is permitted if the following conditions are met:
  - (a) The pump shall be connected to a 220-volt circuit breaker shared with a common household appliance (e.g., range, oven, dryer), or have a power failure alarm installed acceptable to the Authority Having Jurisdiction that provides an audible and visual signal within the

residence at an approved location. The alarm and components shall be listed by an approved agency.

- (b) The pump shall be a stainless steel 240-volt pump,
- (c) A valve shall be provided to exercise the pump. The discharge of the exercise valve shall drain to the tank, and
- (d) A sign shall be provided stating: "Valve must be opened monthly for 5 minutes."
- (e) A means for automatically refilling the tank level, so that the tank capacity will meet the required water supply duration in minutes, shall be provided.
- (f) A test connection shall be provided downstream of the pump that creates a flow of water equal to the smallest sprinkler on the system. The connection shall return water to the tank.
- (g) Any disconnecting means for the pump shall be approved.
- (h) A method for refilling the tank shall be piped to the tank.
- (i) A method of seeing the water level in the tank shall be provided without having to open the tank.
- (j) The pump shall be located not less than 1 ½ inch off the floor.
- (k) Exterior pumps shall be installed in a well ventilated, weather protected area or shelter.

- (16) CCR Title, 24, Part 2.5, CRC, Chapter 44, NFPA, Section 13D-16: 7.6 is added to read as follows:

7.6 A local waterflow alarm shall be provided on all sprinkler systems on the exterior of the home within 10 feet of the riser location, or as approved by the fire code official.

- (17) CCR Title, 24, Part 2.5, CRC, Chapter 44, NFPA, Section 13D-16: 8.3.4 is amended to read as follows:

8.3.4 Sprinklers shall not be required in detached garages, open attached porches, detached carports with no habitable space above, and similar structures unless otherwise required by the California Building, Residential or Fire Codes.

- (18) CCR Title, 24, Part 2.5, CRC, Chapter 44, NFPA, Section 13D-16: 8.3.5.2 is added to read as follows:

8.3.5.2 At least one quick-response intermediate temperature residential sprinkler shall be installed within 5 feet and above attic access openings.

- (19) CCR Title, 24, Part 2.5, CRC, Chapter 44, NFPA, Section 13R-16: 6.6.6.1 is added to read as follows:



6.6.6.1 At least one quick-response intermediate temperature residential sprinkler shall be installed within 5 feet and above attic access openings.

- (20) CCR Title, 24, Part 2.5, CRC, Chapter 44, NFPA, Section 72-16: 7.5.6.1 is added to read as follows:

7.5.6.1 The record of completion shall be documented in accordance with 7.5.6 using the record of completion forms, Figure 7.8.2(a) through Figure 7.8.2(f).

- (21) CCR Title, 24, Part 2.5, CRC, Chapter 44, NFPA, Section 72-16: 7.6.6 is added to read as follows:

7.6.6 The record of all inspection, testing and maintenance as required by 14.6.2.4 shall be documented using the record of inspection and testing forms, Figure 7.8.2(g) through Figure 7.8.2(l).

- (22) CCR Title, 24, Part 2.5, CRC, Chapter 44, NFPA, Section 72-16: 14.7 is added to read as follows:

#### 14.7 Labels and Tags.

14.7.1 Labels or tags shall be used on fire alarm systems and shall be placed on the outside of the fire alarm control unit.

14.7.2 Tags shall be of the hanging or self-adhesive type used on fire alarm systems.

14.7.3 The following information shall be printed on the labels and tags approved by the fire code official:

1. The words "DO NOT REMOVE BY ORDER OF THE FIRE CODE OFFICIAL"
2. Concern Name/Company Name
3. Concern Physical Address
4. Concern Phone Number
5. License Number (State of California Contractor State License Board License)
6. Date of service or testing and maintenance
7. Space or line for signature of person performing or supervising the servicing shall be placed on the tag or label

14.7.4 When service or testing and maintenance is performed, the initial date of service or testing and maintenance, the printed name and signature of the person performing or supervising the service shall be placed on the tag or label.

14.7.5 No person shall remove a tag or label from or place a tag or label on a fire alarm system except when servicing or testing and maintenance is performed.

14.7.6 No person shall deface, modify, or alter any tag or label attached to or required to be attached to any fire alarm system.

14.7.7 The Label or tag conforming to this section shall be securely attached to each fire alarm system at the time of servicing or testing and maintenance.

14.7.8 The label or tag approved by the fire code official shall be affixed to a system only after all deficiencies have been corrected.

14.7.9 Adhesive labels and tags shall be manufactured in accordance with ANSI/UL 969, Standard for Marking and Labeling Systems, 4<sup>th</sup> edition, 1995, which is hereby incorporated by reference.

(E) California Electrical Code amendments.

(1)

(2)

(F) California Mechanical Code amendments.

(1) CCR Title 24, Part 4, CMC, Chapter 1, Division II, Section 107.0 is hereby deleted.

(G) California Plumbing Code amendments.

(1) CCR Title 24, Part 5, CPC, Chapter 2, Section 203.0 is amended to add the following definition:

Abutting Lot:

(a) An unimproved lot connected to another lot by an easement provided the lots are in common ownership;

(b) An improved lot connected to another lot by an easement. The lots need not be under common ownership so long as the lot owner has an easement over the abutting lot sufficient for private sewage disposal subject to approval of the chief building official.

713.8 Toilets Required. Every dwelling or other building or place where persons congregate, reside or are employed shall be provided with an adequate number of water flush toilets connected to a sewage disposal system which shall consist of a public sewer connection or a septic tank and a system of underground drains for the disposal of the tank effluent, or other systems approved by the chief building official. Such system shall be constructed to meet the requirements of construction and maintenance provided in this chapter and the codes adopted hereby.

Exception: A facility for boarding of horses as defined in Sonoma County Zoning Regulations Definitions § 26-02-140 may have one part time or full time employee without being required to meet this requirement.

(3) CCR Title 24, Part 5, CPC, Chapter 7, Section 713.9 is added to read as follows:

713.9 Privies. No privy, including vault privies, chemical privies, pit privies, holding tanks or cesspools shall be constructed, maintained or used except upon written approval of the Director of Permit and Resource Management Department unless otherwise specifically permitted by law.

(4) CCR Title 24, Part 5, CPC, Chapter 7, Section 713.10 is added to read as follows:

713.10 Discharges. It is unlawful to discharge from any privy, cesspool, septic tank, container, sewer pipes or conduits not connected to a public sewer system, sewage, polluted or contaminated water or any matter of substance offensive, injurious or dangerous to public health where such water overflows any land whatsoever, including tideland, or where such water empties, flows, seeps or drains into or adversely affects any springs, streams, rivers, lakes, other waters or any public highway within the County of Sonoma.

(5) CCR Title 24, Part 5, CPC, Appendix H, Table H 101.8, "NOTE" number 8 is amended to read:

Due to the general topographic nature of Sonoma County, horizontal distances between parts of a leaching system shall be determined by the Director of Permit and Resource Management Department.

(6) CCR Title 24, Part 5, CPC, Appendix H, Section H 301.1(3) and the Exception are deleted.

(7) CCR Title 24, Part 5 CPC, Appendix H, Section H 301.1(5) is deleted.

(H) California Existing Building Code amendments.

(1) CCR Title 24, Part 10, (CEBC), Chapter 4, Section 405.2.6 is added to read:

405.2.6 Seismic Design and Evaluation Procedures. Seismic design and evaluation procedures shall conform to the provisions of this chapter and Chapter 1, Section 101.5.4 of the 2015 International Existing Building Code.

(2) CCR Title 24, Part 10, CEBC, Title 24, Chapter 4, Section 405.2.7 is added to read:

405.2.7 Wind Design. Wind design of existing buildings shall be based on the procedures specified in the CBC.

(3) CCR Title 24, Part 10, CEBC, Title 24, Chapter 4, Section 405.2.8 is added to read:

405.2.8 Unsafe Conditions. Regardless of the extent of the structural damage, unsafe conditions shall be eliminated.

**(d) Section 7-19, Definitions (d), (g)-(q) is revised to read and (v)-(ac) is added to read:**

**Sec. 7-19. - Definitions.**

Whenever any of the following names or terms are used herein or in any codes adopted by reference by this chapter, unless the context directs otherwise, such names or terms so used shall have the meaning ascribed thereto by this section as follows:

- (d) "City clerk" means "clerk of the board of supervisors."
- (g) "California Building Code" means the regulations most recently adopted by the California Building Standards Commission in California Code of Regulations, Title 24, Part 2, California Building Code
- (h) "California Building Standards Administrative Code" means the regulations most recently adopted by the California Building Standards Commission in California Code of Regulations, Title 24, Part 1, California Building Standards Administrative Code
- (i) "California Electrical Code" means the regulations most recently adopted by the California Building Standards Commission in California Code of Regulations, Title 24, Part 3, California Electrical Code

- (j) "California Energy Code" means the regulations most recently adopted by the California Building Standards Commission in California Code of Regulations, Title 24, Part 6, California Energy Code.
- (k) "California Fire Code" means the regulations most recently adopted by the California Building Standards Commission in California Code of Regulations, Title 24, Part 9, California Fire Code
- (l) "California Historical Building Code" means the regulations most recently adopted by the California Building Standards Commission in California Code of Regulations, Title 24, Part 8, California Historical Building Code.
- (m) "California Mechanical Code" means the regulations most recently adopted by the California Building Standards Commission in California Code of Regulations, Title 24, Part 4, California Mechanical Code
- (n) "California Plumbing Code" means the regulations most recently adopted by the California Building Standards Commission in California Code of Regulations, Title 24, Part 5, California Plumbing Code
- (o) "California Referenced Standards Code" means the regulations most recently adopted by the California Building Standards Commission in California Code of Regulations, Title 24, Part 12, California Referenced Standards Code.
- (p) "California Residential Code" means the regulations most recently adopted by the California Building Standards Commission in California Code of Regulations, Title 24, Part 2.5 California Residential Code
- (q) "California Green Building Standards Code" means the regulations most recently adopted by the California Building Standards Commission in California Code of Regulations, Title 24, Part 11, California Green Building Standards Code.
- (v) "Abandonment" shall mean if, after 2 ½ years from the date of permit issuance, there is any continuous 180 day period without an approved inspection including partial approvals, the project is considered abandoned and therefore expired.
- (w) "Commencement" shall mean (1) construction of all of a foundation based on PRMD inspection records, or (2) for remodel work, completion of work or inspection which resulted in a correction notice or approved inspection or verified by receipts or other evidence, when approved by the Building Official. Excavation or grading alone is not considered commencement of work on a building permit.
- (x) "Substantial Improvement" shall mean any repair, reconstruction, rehabilitation, alteration, addition or other improvement of a building or structure that meet any of the following:

- (1) An existing building or structure not classified as Group R-3 occupancy, which undergoes any addition of floor area that is equal to or exceeds 25% of the existing gross floor area.
  - (2) An existing Group R-3 building or structure, which undergoes any addition of floor area that is equal to or exceeds 50% of the existing gross floor area.
  - (3) An existing building or structure, which undergoes any alteration of floor area that is equal to or exceeds 50% of the existing gross floor area.
  - (4) A building or structure, which undergoes any combination of repair, reconstruction, rehabilitation, alteration, addition or other improvement that is equal to or exceeds 50 % of the existing gross floor area.
  - (5) If in the determination of the building official the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed.
  - (6) The cost of which equals to or exceeds 50% of the market value of the structure before the improvement or repair is started.
    - a. Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.
    - b. Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.
- (y) "Nuisance Alarm" shall mean an unwarranted alarm caused by mechanical failure, malfunction, improper installation or lack of proper maintenance, system servicing testing, construction activities, ordinary household activities, false alarm, other cause when no such danger exists, or an alarm activated by a cause that cannot be determined.
- (z) "Building" shall mean any structure used or intended for supporting or sheltering any use or occupancy. Building is also any structure as to which state agencies have regulatory power, and housing or enclosure of persons, animals, chattels, equipment or property of any kind. Building is also any structure wherein things may be grown, made, produced, kept, handled, stored or disposed of, and all appendages, accessories, apparatus, appliances and equipment installed as a part thereof. Building shall not include machinery, equipment or appliances installed for manufacture or process purposes only, nor shall it include any construction installations which are not a part of a building, any tunnel, mine shaft, highway or

bridge, or include any house trailer or vehicle which conforms to the Vehicle Code.

- (aa) “Building, Existing” shall mean a building legally erected prior to the adoption of this code, or one for which a legal building permit was issued for the construction or legalization thereof prior to the adoption of this code.
- (ab) “Unsafe or dangerous building” shall mean any building or structure which has any or all of the conditions or defects hereinafter described shall be deemed to be an unsafe or dangerous building, provided that such conditions or defects exist to the extent that the life, health, property or safety of the public or its occupants are endangered. The presence of an unsafe or dangerous building shall be considered a public nuisance subject to abatement pursuant to Chapter 1, Sonoma County Code.
  - 1. Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size or is not arranged as to provide safe and adequate means of exit in case of fire or panic.
  - 2. Whenever the walking surface of any aisle, passageway, stairway or other means of exit is so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.
  - 3. Whenever the stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one half times the working stress or stresses allowed in the Building Code for new buildings of similar structure, purpose or location.
  - 4. Whenever any portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code for new buildings of similar structure, purpose or location.
  - 5. Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.
  - 6. Whenever any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one half of that specified in the Building Code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the Building Code for such buildings.

7. Whenever any portion thereof has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.
8. Whenever the building or structure, or any portion thereof, because of (i) dilapidation, deterioration or decay; (ii) faulty construction; (iii) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; (iv) the deterioration, decay or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.
9. Whenever, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.
10. Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.
11. Whenever the building or structure, exclusive of the foundation, shows 33% or more damage or deterioration of its supporting member or members, or 50% damage or deterioration of its non-supporting members, enclosing or outside wall or coverings.
12. Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become (i) an attractive nuisance to children; (ii) a harbor for vagrants, criminals or immoral persons; or as to (iii) enable persons to resort thereto for the purpose of committing unlawful or immoral acts.
13. Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement including construction without permit or prohibition applicable to such building or structure provided by the building regulations of this jurisdiction, as specified in this Code or Health and Safety Code section 17920.3 or Uniform Housing Code Chapters 4, 5, 6 and Sections 701.2, 701.3, or of any law or ordinance of this state or jurisdiction relating to the condition, location or structure of buildings.
14. Whenever any building or structure which, whether or not erected in accordance with all applicable laws and ordinances, has in any non-supporting part, member or portion less than 50%, or in any supporting part, member or portion less than 66% of the (i) strength, (ii) fire-resisting qualities or characteristics, or (iii) weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location.



15. Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the health officer to be unsanitary, unfit for human habitation or is such a condition that is likely to cause sickness or disease.
16. Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the fire marshal to be a fire hazard.
17. Whenever any building or structure is in such a condition as to constitute a public nuisance known to the common law or equity jurisprudence.
18. Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.
19. Whenever any building or structure has been abandoned and unsecured for a period in excess of six months so as to constitute an attractive nuisance or hazard to the public.

(ac) “Nuisance” shall mean any of the following:

1. Any public nuisance known at common law or in equity jurisprudence.
2. Any attractive nuisance that may prove detrimental to children whether in a building, on the premises of a building or on an unoccupied lot. This includes, but is not limited to, any abandoned wells, shafts, basements or excavations; abandoned refrigerators and motor vehicles; any structurally unsound fences or structures; or any lumber, trash, fences, debris, or vegetation that may prove a hazard for inquisitive minors.
3. Whatever is dangerous to human life or is detrimental to health, as determined by the health officer.
4. Overcrowding a room with occupants.
5. Insufficient ventilation or illumination.
6. Inadequate or unsanitary sewage or plumbing facilities.

7. Uncleanliness, as determined by the health officer.
8. Whatever renders air, food or drink unwholesome or detrimental to the health of human beings, as determined by the health officer.

**SECTION II.** Chapter 7A, Regulations for Limited Density Owner-Built Rural Dwellings, of the Sonoma County Code is hereby amended as follows:

**(a) Section 7A-34(3), Domestic water supply, is revised to read:**

Sec. 7A-34. - Domestic water supply.

3. Where pressurized water delivery system is incorporated into a structure greater than six hundred forty (640) square feet, and are located a minimum of one hundred (100) feet from all other buildings, fire sprinklers shall be installed. An automatic fire sprinkler system shall be also be required when additions or alterations are made to existing limited density owner-built rural dwellings in accordance with Sonoma County Code Section 7-13(C)(34) Table 903.6.

**SECTION III.** Findings

Pursuant to Health and Safety Code sections 13143.5 and 17958.7, the Board of Supervisors expressly finds that this ordinance and the changes or modifications made herein to the 2019 edition of the California Building Code including the amendment to the existing fire protection sprinkler and fire safe roofing standards, and the minimum fire safe standards for development within the unincorporated area of the county are reasonably necessary because of local climatic, geological, and topographical conditions. The Board of Supervisors further finds in connection therewith as follows:

1. Climatic Conditions. Sonoma County has unique climatic conditions. The County is subject to year-round coastal winds. Average yearly rainfall for the County is approximately 30 inches. This rainfall generally occurs during October to April. During the summer months (July, August, September), the prevalent Pacific High Cell creates early morning fog, which assists the natural vegetation in growth. During the summer months, dry winds and vegetation mix to create a hazardous fuel condition. This condition causes grassland and brushland fires each year. While normal temperatures do not exceed 85-90 degrees during the summer months, temperatures can exceed 110 degrees in parts of the County. Particularly during times of high temperatures and low humidity, a fire can move quickly through the County.

Several years of drought conditions have previously occurred in the County, thus reducing available water. Groundwater as well as surface supplies have been affected. This condition has created a situation where lowered water tables, water contamination and increased demand on water systems due to population growth have

all negatively impacted water availability for fire protection. These impacts degrade the quality of fire protection and fire suppression activities.

2. Geological Conditions. Sonoma County has geological and geographic characteristics which have scenic appeal for residents and visitors. The County is situated in a primarily rural setting with a rugged coastline forming its western boundary and mountainous areas forming its northern and eastern boundaries. Forested areas and grasslands are located throughout the County. These features create barriers to accessibility for emergency fire equipment and personnel.

The forested areas in the County also contribute to potential fire hazards, particularly when decayed trees, branches, needles and leaves drop to the ground. The dry vegetation and low water availability also cause problems for emergency fire equipment and personnel. The grassland areas in the County also are troublesome. These areas are easily ignitable, and create a potential for major conflagrations.

Further compounding the potential fire hazards, the County has active seismic faults within its boundaries (including the San Andreas Fault). Large portions of the County are within the Alquist-Priolo Special Study Zones. While systems have been developed to study and monitor the activity of earthquakes, science has not yet been able to reliably predict fault activity. New construction may be limited by their respective distances to faults, however, existing structures and replacement of those structures could present a serious problem.

Moreover, the mixture of developed and undeveloped areas within the County creates hazardous conditions when fallen trees, landslides or flooding block access by emergency fire equipment and personnel.

3. Topographical Conditions. The sources of water within the County are directly affected by its topographical layout. The water sources consist of on-site water storage tanks, lakes, pools, wells, mutual water systems and the Sonoma County Water Agency distribution network. Water supplies within the County vary from less than ten (10) gallons per minute to flows in excess of four thousand (4,000) gallons per minute. This wide variation causes major problems to fire suppression forces. The roadway system through most of the County is designed around the topographical lay of the land and consists in many cases of narrow, winding roads, steep grades and overhanging tree branches. The grades on roadway surfaces sometimes exceed twenty-five (25) percent, and widths of less than twelve (12) feet are not uncommon.

The topographical conditions also make construction more restricted to the level and semi-level portions of the County. The high concentration of commercial, industrial and residential structures in these areas has the potential to become a significant fire hazard. Further compounding the risk, these structures frequently are constructed of wood for economical and practical reasons. Consequently, there is a substantial risk of conflagration due to the high build-out of certain areas in the County.

The topographical nature of the County also lends itself to power failures caused when fallen trees and limbs tear out sections of electrical transmission lines which run throughout the County. These power failures cause electrical pumps to become inactive, and thus, water supplies are interrupted. Vehicular accidents also have been known to interrupt this pumping operation. Narrow roads and heavy congestion increase the risk of vehicular accidents that cause such interruptions.

4. The preceding findings identify the local climatic, geological and topographical conditions which this Board has considered in adopting this ordinance. The Board finds that these conditions make the modifications as set forth herein reasonably necessary as such modifications will assist in mitigating the local climatic, geological and topographical conditions. These findings are intended to support each of the amendments to the building standards made as part of this ordinance based on local conditions.
5. Additional findings as to building standards and administrative changes.
  - (a) Agricultural building exemption permit - Sonoma County includes many acres of rural, agricultural property. Crops are grown and livestock is raised throughout the County, and the preservation of agricultural land, farming, and the right to farm is an important goal of County government. Exemption from building permit requirements saves farmers the unnecessary cost of building permits and the inevitable delays in the construction process which are caused by permits and inspections, and helps to preserve the tradition of family farms, dairies, vineyards, and stables. Agricultural buildings are still required to conform to building standards notwithstanding this administrative exemption.
  - (b) Floating home standards - Sonoma County is bordered on the south by a region of San Francisco Bay characterized by marshes and mud flats. This area would be an ideal location for low cost housing. In the event that permanent or semi-permanent houseboats are proposed in this area as low cost housing that meet the appropriate environmental regulations, it is important to have building standards in place for such structures. The model codes do not specifically address floating homes.
  - (c) Ten foot fence permit exemption - Sonoma County is overpopulated with deer due to lack of predators. Deer not only destroy farm crops, but individual gardens and landscaping. A 6 foot fence will not keep deer from entering property, but a 10 foot fence forms a more effective barrier.
  - (d) Grading - Sonoma County has many areas with unstable soil conditions, including expansive and liquefiable soils. It is prone to long periods of dry weather which shrinks expansive soils, and heavy downpours, which promote landslides. In addition, it is in an extremely active seismic area. These conditions not only make for unstable land under proposed structures, but cause pollution

into streams and rivers when soil is disturbed. Special grading regulations are needed under these conditions.

- (e) Septic requirements and plumbing code modifications - Sonoma County is unique in having many heavily developed areas where hilly and mountainous forested terrain, narrow winding roads, and existing watershed conditions have made the installation of sewer systems difficult. For this reason, most of these areas rely on septic systems, and there is the constant threat of pollution of rivers, streams, and the groundwater from human waste. (More than 85% of the developed parcels are served by septic systems.) These regulations are in place to insure that where human waste is discharged and no sewer is available, that it will be discharged into a properly functioning septic system.

**SECTION IV.** The Building Official is directed to file a copy of this Ordinance with the California Building Standards Commission of the State of California.

**SECTION V.** The provisions of this Code shall not be construed as imposing upon the County of Sonoma any liability or responsibility for damages to persons or property resulting from defective work, nor shall the County of Sonoma, or any official, employee or agent thereof, be held as assuming any such liability or responsibility by reason of the review or inspection authorized by the provisions of this Code of any permits or certifications issued under this Code.

**SECTION VI:** The Board of Supervisors finds and determines that this ordinance is exempt from the California Environmental Quality Act (“CEQA”) pursuant to Section 15061(b)(3) of the State CEQA Guidelines as it can be seen with certainty that there is no possibility that this ordinance may have a significant effect on the environment. This finding and determination is based on the environmental determination of the Permit and Resource Management Department for this ordinance. The Director of Permit and Resource Management Department is directed to file a notice of exemption in accordance with CEQA and the State CEQA Guidelines.

**SECTION VII.** If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional and invalid, such decision shall not affect the validity of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and every 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 or invalid.

**SECTION VIII.** This ordinance shall take effect on January 1, 2020, after its adoption and published in summary format prior to adoption and within fifteen (15) days after its adoption, with the names of the Supervisors voting for or against the same, in *The Press Democrat*, a newspaper of general circulation published in the County of Sonoma, State of California.

In regular session of the Board of Supervisors of the County of Sonoma introduced on the 12th day of November, 2019, and finally passed and adopted this 18th day of November, 2019, on regular roll call of the members of said Board by the following vote:

**SUPERVISORS:**

Gorin: \_\_\_\_ Zane: \_\_\_\_ Gore: \_\_\_\_ Hopkins: \_\_\_\_ Rabbitt: \_\_\_\_

Ayes: \_\_\_\_ Noes: \_\_\_\_ Absent: \_\_\_\_ Abstain: \_\_\_\_

**WHEREUPON**, the Chair declared the above and foregoing Ordinance duly adopted and

**SO ORDERED.**

\_\_\_\_\_  
Chair, Board of Supervisors  
County of Sonoma

ATTEST:

\_\_\_\_\_  
Sheryl Bratton,  
Clerk of the Board of Supervisors