

# ILLUSTRATED TEXT CHANGES FOR PROPOSED AMENDMENTS

Chapters 15.04 and 15.40 of the Lompoc Municipal Code

Underlined text represents new amendments and shaded text indicates an amendment or modified portion of a prior amendment carried over from a prior California Building Standards Code adoption. ~~Text with a line through it is deleted.~~

## Chapter 15.04 CONSTRUCTION REGULATIONS

### 15.04.010 Amendments; California Building Code.

**101.1 Title.** These regulations shall be known as the Lompoc Building Code ~~Building Code of [Name of Jurisdiction]~~, hereinafter referred to as “this code.”

**101.4 Referenced codes.** The other codes specified in Sections 101.4.1 through 101.4.8 ~~101.4.7~~ and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.

**101.4.8 Electrical.** The provisions of the California Electrical Code shall apply to the installation of electrical systems, including alterations, repairs, and replacement of electrical equipment, appliances, fixtures, fittings and appurtenances thereto.

**103.1 Creation of enforcement agency.** The Building & Safety Division is hereby created and the official in charge thereof shall be known as the building official. The function of the agency shall be the implementation, administration and enforcement of provisions of this code.

**104.3.1 Citations.** The building official, or duly authorized agent, is granted the authority as provided in Section 836.5(a) of the California Penal Code to issue citations for violations of this chapter.

**105.2 Work exempt from permit.** Exemptions from permit requirements of this code 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 this jurisdiction. Permits shall not be required for the following:

Building:

1. One-story detached residential accessory structures used as tool and storage sheds, playhouses and similar uses, provided that the floor area does not exceed 120 square feet (11 m<sup>2</sup>). *It is permissible that these structures still be regulated by Section 710A, despite being exempt from permit.*

2. Fences not over 7 feet (2134 mm) high, excluding masonry and concrete and not enclosing or obstructing in any way the means of egress.
4. Retaining walls and non-retaining walls, including masonry and concrete free-standing walls, that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.

**105.3.2 Time limitation of application.** An application for a permit for any proposed work shall be deemed to have been abandoned ~~365~~ 180 days after the date of filing, unless ~~such application has been pursued in good faith or a permit has been issued;~~ except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding ~~180~~ 90 days each. If the application is accepted less than 180 days before the effective date of the next edition of the triennial California Building Standards Code, the application will expire 180 days after the effective date of the next edition of the triennial California Building Standards Code. An ~~The~~ extension shall be requested in writing and justifiable cause demonstrated. No extension of time granted by the building official shall extend the application for more than 180 days beyond the effective date of the next edition of the triennial California Building Standards Code. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

**109.2.1 Plan review fees.** When submittal documents are required by Section 107.1, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be in accordance with the schedule as established by the applicable governing body.

The plan review fees specified in this section are separate fees from the permit fees specified in Section 109.2 and are in addition to the permit fees.

Where submittal documents are incomplete or changed so as to require additional plan review, or where the project involves deferred submittal items as defined in Section 107.3.4.1, an additional plan review fee may be charged at a rate established by the applicable governing authority.

**109.4.1 Investigation.** Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.

**109.4.2 Fee.** An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

**Section 110.3.6. Lath, gypsum board and gypsum panel product inspection.**

~~Exception: Gypsum board and gypsum panel products that are not a part of a fire-resistance-rated assembly or a shear assembly.~~

**502.1 Address identification.** New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than a minimum of 4 inches (102 mm) high for single family residential buildings and 8 inches (203.2 mm) for R-1, R-2 and non-residential buildings, with a minimum stroke of 0.5 ½ inch (12.7 mm), unless otherwise required to be greater in height or of reflective material as determined by the fire code official during the jurisdiction's development review process for a specific project. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address identification shall be maintained.

**502.1.1 Directories.** When required by the fire code official, complexes with multiple buildings may be required to provide directories, premises maps and directional signs. The scale, design and location of directory signs shall be approved by the fire code official and may be required to be illuminated.

**903.2.8.1 Group R-3.** An automatic sprinkler system installed in accordance with Section 903.3, including Section 903.3.1.3 for Group R-3, shall be provided throughout all buildings with a Group R fire area including all Manufactured, Modular or Mobile single family or Multifamily Homes or sleeping units. permitted in Group R-3 occupancies.

**903.2.10 Group S-2 parking garages.**

2. Where the enclosed parking garage is accordance with Section 406.6 is located beneath other groups.

~~Exception: Enclosed parking garages located beneath Group R-3 occupancies.~~

**903.2.11.7 Commercial Cannabis activity including manufacturing, farming, processing, distribution or sales.** Each cannabis business that includes commercial cannabis activity, as defined by the State of California Business and Professions Code Division 10 and/or the Lompoc Municipal Code shall provide automatic fire sprinklers in accordance with NFPA 13 and the California Fire Code.

**Exception:**

1. Retail sales and/or delivery services and incidental storage under 5000 sq. ft. may request a waiver of automatic sprinkler installation from the Fire Marshal.

**903.2.22 Fire Sprinklers Required:** An automatic sprinkler systems installed in accordance with Section 903.3 shall be provided as listed below.

1. **New Construction- For Non-Residential Occupancies.** Unless otherwise required in other provisions of this code or State Regulations at a smaller floor area, automatic sprinkler systems shall be installed and maintained in all buildings which have a total building area exceeding 5,000 square feet.
2. **Additions and/or modifications to Existing Buildings- For Non-Residential Buildings.** Unless otherwise required in other provisions of this code or State Regulations, when the total building area of the building including the addition(s) is in excess of 5,000 square feet, the entire building (existing and the addition) shall be provided with an automatic fire sprinkler system. Modifications that require addition of an automatic sprinkler system shall include removal, combining or rearrangement of demising or tenant space walls to create a single occupancy or tenant space of 5000 square feet or greater or changes in occupancy or use when the change of occupancy or use results in a requirement for an automatic sprinkler system as specified in Section 903, including, but not limited to, increased occupant load, multiple fire areas, use of hazardous materials and other increased hazards. Any existing structure that includes a basement used for other than mechanical equipment placement and servicing shall have the floor area of the basement included in the total building square footage for determination of the 5000 square foot floor area threshold for provision of fire sprinklers. In the event a building or any portion of the building is proposed to be divided into fire areas so as not to exceed the limits of this section, such fire areas shall be constructed in accordance with Section 711 of the Lompoc Building Code.
3. **Additions and/or modifications to Existing Buildings: For Group R Division 3 Residential Buildings.** Existing Group R, Division 3 buildings to which additions, alterations, modifications or repairs are made that involve the removal, alteration or replacement to 50 percent or greater of the linear length of walls of the building (exterior plus interior) within a two-year period shall meet the requirements of new construction of this code for purpose of fire sprinkler installation requirements. Alteration also includes the infill of existing openings and the creation of new or expansion of existing openings.

**903.2.23 Speculative building defined.** Any 'F', 'M', or 'S' occupancy required by this code to be equipped with automatic fire sprinklers in which the tenant is not

identified at the time of application for a building permit shall be considered a speculative building.

**903.2.23.1 Speculative building, sprinkler system design.** Automatic fire sprinkler systems in speculative buildings as defined in section 903.2.22 with an interior clear height of 12 feet or less shall have a minimum design of 0.20 gallons per minute over a 2,500 square foot design area (.20/2500).

**903.2.23.2 Speculative building, sprinkler system design.** Automatic fire sprinkler systems in speculative buildings as defined in section 903.2.22 with an interior clear height of more than 12 feet shall be designed as set forth in section 2306.2.2 of this code (high-piled storage).

**903.3.10 Exterior locations.** Automatic fire sprinklers installed at exterior locations shall be approved corrosion-resistant devices.

**904.13.4.2 Wood or Wood product fueled cooking.** All commercial-type cooking equipment using wood or wood products as fuel shall be protected by an automatic sprinkler system within the hood and the duct work. The water supply may be provided from the building's fire sprinkler system, or the domestic water supply. The minimum water flow calculation shall be 20 gallons per minute (76 lpm) at 7 psi (0.5 bar) for each head. There shall be a separate control valve for the fire sprinkler system protecting the commercial-type cooking equipment.

**906.8 Cabinets.** Cabinets used to house portable fire extinguishers shall not be locked. Cabinets shall be labeled "FIRE EXTINGUISHER" and have all letters capitalized with a minimum height of 1 inch (25.4 mm) reflective white on red background as required by the Fire Code Official.

**Exceptions:**

1. Where portable fire extinguishers subject to malicious use or damage are provided with a means of ready access.
2. In Group I-3 occupancies and in mental health areas in Group I-2 occupancies, access to portable fire extinguishers shall be permitted to be locked or to be located in staff locations provided the staff has keys.
3. In new construction, fire extinguishers shall be located within recessed or semi recessed cabinets. In existing occupancies, fire extinguishers shall be located within recessed or semi-recessed cabinets when required by the Fire Code Official. All fire extinguishers in cabinets shall be mounted so that their tops are no more than 48 inches (1219 mm) above the floor with the brackets or hangers included with the fire extinguishers.

**907.3.1 Duct smoke detectors.** Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is installed where a fire alarm system is required by Section 907.2. Activation

of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the California Mechanical Code. ~~In facilities that are required to be monitored by a supervising station, duct smoke detectors shall report only as a supervisory signal and not as a fire alarm.~~ Duct smoke detectors They shall not be used as a substitute for required open area detection.

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

- ~~1. The supervisory signal at a constantly attended location is not required where duct smoke detectors activate the building's alarm notification appliances.~~
- ~~2. In occupancies not required to be equipped with a fire alarm system, actuation of a smoke detector shall activate a visible and an audible signal in an approved location. Smoke detector trouble conditions shall activate a visible or audible signal in an approved location and shall be identified as air duct detector trouble.~~

**907.6.6 Monitoring.** Fire alarm systems required by this chapter or by the California Fire Code shall be monitored by an approved central supervising station service listed by Underwriters Laboratory for receiving fire alarms in accordance with NFPA 72 and this section. The central station shall contact and notify the police/fire dispatch center immediately on notification of an alarm and prior to making contact with the protected premises.

**Exception:** Monitoring by a central supervising 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.

**912.2.1 Visible location.** Fire department connections shall be located on the front access side of buildings ~~street side of buildings or facing approved fire apparatus access roads~~, fully visible and recognizable from the street ~~fire apparatus access road~~ or nearest point of fire department vehicle access or as otherwise approved by the Fire Chief or his/her designee ~~fire code official~~. The location of fire department connections shall be approved and installed as follows:

1. Within 40 feet from an approved roadway or driveway and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects including buildings, fences, posts, plantings, or other fire department connections or otherwise approved by the Fire Chief or his/her designee.
2. Within 50 feet from an approved hydrant.

3. Inlet height shall not be less than 18 inches or more than 48 inches above grade.
4. Guard posts or other approved means shall be required to protect fire department inlet connections from vehicular damage.

**1506.4 Wood shake and shingle roof covering limitations.** Wood shake or shingle roof coverings shall not be installed on any building. A roof covering shall not be applied over existing wood shakes or shingles.

**Exception:** A wood shake or wood shingle system listed as a Class A-rated roof covering complying with Section 1505.2 of this code.

**3201.1 Scope.** The provisions of this chapter and Chapter 12.12 of the Municipal Code shall govern encroachment of structures into the public right-of-way.

**3201.3 Other laws.** The provisions of this chapter shall not be construed to permit violation of other laws or ordinances regulating the use and occupancy of public property. The projection of any structure or portion thereof into a right-of-way shall be subject to an encroachment permit issued by the City of Lompoc, State of California, or other agency having jurisdiction over the public right-of-way.

**3201.4 Drainage.** Drainage water collected from a roof, awning, canopy or marquee, and condensate from mechanical equipment shall not flow over a public walking surface unless specifically approved by the City Engineer.

**3202.2 Encroachments above grade and below 8 feet in height.** Encroachments into the public right-of-way above grade and below 8 feet (2438 mm) in height shall be prohibited ~~except as provided for in Sections 3202.1 through 3202.3.~~ Doors, windows and stairs shall not open or project into the public right-of-way.

~~**3202.2.1 Steps.** Steps shall not project more than 12 inches (305 mm) and shall be guarded by approved devices not less than 3 feet (914 mm) in height, or shall be located between columns or pilasters.~~

~~**3202.2.2 Architectural features.** Columns or pilasters, including bases and moldings, shall not project more than 12 inches (305 mm). Belt courses, lintels, sills, architraves, pediments and similar architectural features shall not project more than 4 inches (102 mm).~~

~~**3202.2.3 Awnings.** The vertical clearance from the public right of way to the lowest part of any awning, including valances, shall not be less than 7 feet (2134 mm).~~

**3202.3.1 Awnings, canopies, marquees, roof overhangs, roof projections, and signs.** Awnings, canopies, marquees, roof overhangs, roof projections, and signs shall be constructed so as to support applicable loads as specified in Chapter 16. Roof overhangs or projections shall not be used for human occupancy. Awnings,

canopies, marquees, roof overhangs, roof projections and signs with less than 15 feet (4572 mm) clearance above the sidewalk shall not extend into or occupy more than two-thirds the width of the sidewalk measured from the building to the face of curb. Stanchions or columns that support awnings, canopies, marquees, and signs shall not be located on the public right-of-way shall be located not less than 2 feet (610 mm) in from the curb line.

**3202.3.2 Windows, balconies, architectural features and mechanical equipment.** Where the vertical clearance above grade to projecting windows, balconies, architectural features or mechanical equipment is more than 8 feet (2438 mm), 1 inch (25 mm) of encroachment is permitted for each additional 1 inch of clearance above 8 feet (2438 mm), but the maximum encroachment shall be 4 feet (11219 mm).

**Exception:** For windows and architectural features projecting over a public sidewalk, the minimum vertical clearance may be 8 feet (2438 mm) for the maximum encroachment length of 4 feet (11219 mm) and the maximum projection shall be not less than 2 feet (610 mm) from the face of curb.

**J101.3 Hillside.** The term hillside area is defined as all properties with slopes of 10 percent or more. No grading shall commence on slopes greater than 30 percent, including but not limited to access roads and driveways unless approved by the Planning Commission or the City Council. The hillside development regulations of the city zoning ordinance and General Plan/Local Coastal Plan Policy C0-10 shall apply in addition to the standards and procedures set forth in this code for all properties in this category.

**J101.4 Approval for building construction.** Prior to commencement of any building construction, pursuant to a building permit for the graded site, a benchmark shall be provided to verify that the building site is graded in conformance with the approved grading plan. No building construction shall be started until the building official or city engineer has verified that the rough grading conforms to the approved plan, including any interim or permanent erosion control measures deemed necessary.

**J103.2 Exempted work.** A grading permit shall not be required for the following:

1. Grading in an isolated, self-contained area, provided there is no danger to the public, and that such grading will not adversely affect adjoining properties.
2. Excavation for construction of a structure permitted under this code.
3. Cemetery graves.
4. Refuse disposal sites controlled by other regulations.
5. Excavations for wells, or trenches for utilities.
6. Mining, quarrying, excavating, processing, or stockpiling of rock, sand, gravel, aggregate, or clay controlled by other regulations, provided such



operations do not affect the lateral support of, or significantly increase stresses in, soil on adjoining properties.

7. Exploratory excavations performed under the direction of a registered design professional.
8. An excavation which does not exceed fifty cubic yards and (1) is less than 2 feet (610 mm) in depth or (2) does not create a cut slope greater than 5 feet (1524 mm) in height and steeper than 1 unit vertical to 2 units horizontal.
9. A fill less than 1 foot (305 mm) in depth and placed on natural terrain with a slope flatter than 1 unit vertical to 5 units horizontal, not intended to support structures, on any one lot and does not obstruct a drainage course.
10. A fill less than 3 foot (38.3 mm) in depth and placed on natural terrain with a slope flatter than 1 unit vertical to 5 units horizontal, not intended to support structures, that does not exceed 50 cubic yards (38.3 m<sup>3</sup>) on any one lot and does not obstruct a drainage course.

Exemption from the permit requirements of this appendix 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 this jurisdiction.

**J103.3 Early grading.** A grading permit shall not be issued prior to issuance of a building permit for the project unless:

1. Approval of a tentative subdivision or tract map, use permit, planning permit or similar authorization has been granted; and
2. Related street and utility grades have been established and approved; and
3. A surety bond in accordance with Section J103.4 is deposited to guarantee restoration of the site to a natural or other condition acceptable to the building official should the project not proceed to completion.

**J103.4 Bonds.** The building official may require bonds in such form and amounts as may be deemed necessary to ensure that the work, if not completed in accordance with the approved plans and specifications, will be corrected to eliminate hazardous conditions or restore a graded site to the original condition. In lieu of a surety bond, the applicant may file a cash bond or instrument of credit with the building official in an amount equal to that which would be required in the surety bond.

The city engineer may require that bonds be posted to recover the full costs of any damage to public right-of-way which may occur because of the peculiar nature or large scope of the project, such as transportation of fill or heavy equipment on local streets not designed to accommodate the traffic.

**J104.2 Site plan requirements.** In addition to the provisions of Section 107, a grading plan shall show the existing grade and finished grade in contour intervals of sufficient clarity to indicate the nature and extent of the work and show in detail that it complies with the requirements of this code. The plans shall show the existing grade on adjoining properties in sufficient detail to identify how grade changes will conform to the requirements of this code. The plans shall show existing drainage conditions and drainage devices and all proposed changes thereto. The plans shall include the location and dimension of all trees on the site to remain and to be removed which are 3 inches (76.2 mm) in diameter or larger at the trunk, measured at 4.5 feet (1.37 m) above ground level. A preservation plan shall be submitted for all trees to remain. The plans shall indicate where excess material, rocks, or rubble will be disposed of.

**J110.3 Other standards.** Erosion control measures shall conform to the following standards and approval processes:

1. The City of Lompoc Storm Water Management Plan.
2. The most current "Erosion and Sediment Control Field Manual" published by the California Regional Water Quality Control Board, San Francisco Bay Region.
3. NPDES permit requirements.
4. The 2022 California Green Building Standards Code.

#### **15.04.020 Amendments; California Residential Code.**

**R101.1 Title.** These provisions shall be known as the Lompoc Residential Code ~~for One and Two family Dwellings of Jurisdiction~~ and shall be cited as such and shall be referred to herein as "this code".

**R103.1 Creation of enforcement agency.** The Building & Safety Division ~~department of building safety~~ is hereby created and the official in charge thereof shall be known as the building official.

**R105.2 Work exempt from permit.** Exemptions from permit requirements of this code 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 this jurisdiction. Permits shall not be required for the following:

Building:

2. Fences not over 7 feet (2134 mm) high, excluding masonry and concrete.
3. Retaining walls and non-retaining walls, including masonry and concrete free-standing walls, that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.

11. See CBC 105.2 for other exemptions.

Electrical:

- ~~1. Listed cord and plug connected temporary decorative lighting.~~
- ~~2. Reinstallation of attachment plug receptacles but not the outlets therefor.~~
- ~~3. Replacement of branch circuit overcurrent devices of the required capacity in the same location.~~
- ~~4. Electrical wiring, devices, appliances, apparatus or equipment operating at than 25 volts and not capable of supplying more than 50 watts of energy.~~
- ~~5. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approve permanently installed receptacles.~~

Gas:

- ~~1. Portable heating, cooking or clothes drying appliances.~~
- ~~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.~~

Mechanical:

- ~~1. Portable heating appliances~~
- ~~2. Portable ventilation appliances~~
- ~~3. Portable cooling units~~
- ~~4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.~~
- ~~5. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.~~
- ~~6. Portable evaporative coolers~~
- ~~7. Self-contained refrigeration systems containing 10 pounds (4.54 kg) or less of refrigerant or that are 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.~~

Plumbing:

- ~~1. The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall eb 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 repair of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs so not involve or requires the replacement or rearrangement of valves, pipes or fixtures.~~

**R105.3.2 Time limitation of application.** An application for a permit for any proposed work shall be deemed to have been abandoned ~~365~~ 480 days after the date of filing, unless ~~such application has been pursued in good faith or a permit has been issued~~; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. If the application is accepted less than 180 days before the effective date of the next edition of the triennial California Building Standards Code, the application will expire 180 days after the effective date of the next edition of the triennial California Building Standards Code. An extension shall be requested in writing and justifiable cause demonstrated. No extension of time granted by the building official shall extend the application for more than 180 days beyond the effective date of the next edition of the triennial California Building Standards Code. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

**R108.2.1 Plan review fees.** When submittal documents are required by Section R106.1, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be in accordance with the schedule as established by the applicable governing body.

The plan review fees specified in this section are separate fees from the permit fees specified in Section R108.2 and are in addition to the permit fees.

Where submittal documents are incomplete or changed so as to require additional plan review, an additional plan review fee may be charged at a rate established by the applicable governing authority.

**R108.6.1 Investigation.** Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.

**R108.6.2 Fee.** An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

**R313.2 One- and two-family dwellings automatic fire systems.** An automatic sprinkler system shall be provided throughout all buildings with a Group R fire area

including all Manufactured, Modular or Mobile single family or Multifamily Homes or sleeping units installed in one and two family dwellings.

Existing Group R, Division 3 buildings to which additions, alterations, modifications or repairs are made that involve the removal, alteration or replacement to 50 percent or greater of the linear length of walls of the building (exterior plus interior) within a two-year period shall meet the requirements of new construction of this code for purpose of fire sprinkler installation requirements. Alteration also includes the infill of existing openings and the creation of new or expansion of existing openings.

**Exceptions:**

1. Existing dwellings, not already provided with an automatic residential fire sprinkler system, to which additions, alterations, modifications or repairs are made that do not involve the removal, alteration or replacement to 50 percent or greater of the linear length of walls of the building (exterior plus interior) within a two-year period ~~An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system.~~
2. Accessory Dwelling Unit, provided that all of the following are met:
  - 2.1 The unit meets the definition of an Accessory Dwelling unit as defined in the Government Code Section 65852.2.
  - 2.2 The existing primary residence does not have automatic fire sprinklers.
  - 2.3 The accessory detached building does not exceed 1,200 square feet (111.5 m<sup>2</sup>) in size.
  - 2.4 The unit is on the same lot as the primary residence.

**R319.1 Address identification.** New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke of 0.5 ½ inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address identification shall be maintained.

**R319.1.1 Directories.** When required by the fire code official, complexes with multiple buildings may be required to provide directories, premises maps and directional signs. The scale, design and location of directory signs shall be approved by the fire code official and may be required to be illuminated.

**R904.5 Wood shake and shingle roof covering limitations.** Wood shake or shingle roof coverings shall not be installed on any building. A roof covering shall not be applied over existing wood shakes or shingles.

**Exception:** A wood shake or wood shingle system listed as a Class A-rated roof covering complying with Section R902.2 of this code.

#### **15.04.030 Amendments; California Electrical Code.**

##### **230.70 General**

###### **(A) Location.**

**(1) Readily Accessible Location.** The service disconnecting means shall be installed at a readily accessible location either outside the building or other structure or inside nearest the point of entrance of the service conductors. The disconnecting means shall be accessible to emergency personnel, either directly or by a remote actuating device, without requiring transit of the building interior. Dedicated electrical equipment rooms located at the building perimeter and providing direct access to the outside shall satisfy accessibility for emergency personnel.

#### **15.04.060 Amendments; California Fire Code.**

**101.1 Title.** These regulations shall be known as the Lompoc Fire Code, hereinafter referred to as "this Code".

**103.3.1 Fire Department personnel and police.** The chief of the fire department and other members of the Lompoc Fire Department designated by the chief of the fire department have the authority of peace officers or public officers pursuant to California Penal Code sections 830.2(g), 830.7(d) and 836.5(a) in performing their duties under the California Fire Code.

**103.3.2 Fire investigation unit.** A fire investigation unit is established within the fire department under the direction of the Fire Chief. All members of the fire investigation unit shall, upon completion of requirements as set forth in California Penal Code section 832, or any successor legislation, have the full power, authority, and immunity of a California peace officer to issue citations for violations of this Volume VI of the Building and Safety Code, 2011.

**103.3.3 Arrests.** In addition to City's fire department personnel, who are assigned as arson investigators pursuant to California Penal Code section 830.37, any other member of the City's fire department shall have the power to arrest, without a warrant, whenever that member has reasonable cause to believe the person to be arrested has committed the crime of misdemeanor or felony arson, as defined in

California Penal Code sections 450 et seq. and California Code of Regulations, Titles 19, 24, and 25, in his/her presence, pursuant to the authority granted by California Penal Code section 836.5.

**103.3.4 Authority at fires and other emergencies.** The Fire Chief or his/her designee is the designated entity providing enforcement of fire regulations as they relate to planning, construction, and development. This entity may also provide fire suppression and other emergency services in charge at the scene of a fire or other emergency involving the protection of life, environment, or property or any part thereof, shall have the authority to direct such operation as necessary to extinguish or control any fire, perform any rescue operation, investigate the existence of suspected or reported fires, gas leaks or other hazardous conditions or situations, or take any other action necessary in the reasonable performance of duty. In the exercise of such power, the Fire Chief or designee is authorized to prohibit any person, vehicle, vessel or thing from approaching the scene and is authorized to remove, or cause to be removed or kept away from the scene, any person, vehicle, vessel or thing which could impede or interfere with the operations of the fire department and, in the judgment of the Fire Chief or designee, any person not actually and usefully employed in the extinguishing of such fire or in the preservation of the environment and property in the vicinity thereof.

**103.4 Liability.** Any liability against the City or any officer or employee of the City shall be as provided for in California Government Code and case law.

1. Fire suppression, investigation and rescue or emergency medical costs are recoverable in accordance with California Health and Safety Code sections 13009 and 13009.1.
2. Any person who negligently or intentionally, or in violation of law, causes an emergency response, including but not limited to, a traffic accident or spill of toxic or flammable fluids or chemicals, is liable for the costs of securing such emergency, including those costs set out in Government Code sections 53150, et seq. Any expense incurred by the fire department for securing such an emergency situation shall constitute a debt of such person and shall be collectable by the City, in the same manner as in the case of an obligation under contract, expressed or implied.

**104.5.1 Citations.** The fire code official, or duly authorized agent, is granted the authority as provided in Section 836.5(a) of the California Penal Code to issue citations for violations of this code.

**105.3.3 Occupancy and use prohibited before approval.** The building or structure shall not be occupied prior to the fire code official issuing a permit and conducting associated inspections indicating that applicable provisions of this code have been met. No appliance, device, equipment, or system shall be operated or used until the installation has been approved and permitted by the fire code official and all

applicable provisions of this code have been met. It shall be the duty of the permit applicant or contractor or both to cause the work to remain accessible and exposed for inspection purposes.

**105.5.16 Explosives.** In addition to any other requirements of State law or the code relating to fireworks, an operational permit is required for the manufacture, storage, handling, sale or use of any quantity of explosive material, fireworks or pyrotechnic special effects within the scope of Chapter 56. See Health and Safety Code Division 41, Part 1, Sections 12000, et seq for additional requirements. The determination of the Fire Chief, or his/her designee, shall be obtained and is final. The Fire Chief, or his/her designee, may impose conditions and procedures as to protect the public health and safety, based upon the pyrotechnic or blasting operation; provided, that those conditions and procedures shall be provided to the permittee by the Fire Chief, or his/her designee, in writing and the permittee shall comply with them until the permit expires or the Fire Chief, or his/her designee, is satisfied they are no longer required and cancels the additional requirements. The permittee shall allow the Fire Chief, or his/her designee, to inspect the pyrotechnic/blast site, blast materials, explosives or explosive storage magazines at any reasonable time.

**Exception:** Storage in Group R-3 occupancies of smokeless propellant, black powder and small arms primers for personal use, not for resale and in accordance with Section 5606.

#### **105.5.54 Additional Permits**

4. **General use permit.** A general use permit for any activity or operation not specifically addressed in this chapter, which in the judgment of the Fire Chief, or his/her designee, is possible or likely to produce conditions hazardous to life or property.
5. **Helicopter landing** at other than an approved airport, heliport or helistop, or use of a helicopter for the purpose of lifting equipment, supplies or any material and or commercial use.

**Exceptions:**

1. Filming companies when operating with an approved filming permit,
2. Emergency operations by a governmental agency or other approved agency, and
3. Occupancies, buildings, and facilities, as determined by resolution or ordinance of the City Council.

**105.6.25 Additional construction permits.** In addition to the permits required by Section 105.7, the following permits shall be obtained from the Fire Chief or his/her designee.



1. Landscaping, irrigation, fuel modification. To install or alter landscaping and irrigation, or to perform fuel modification of hazardous vegetation in the Wildland Urban Interface or fire hazard areas.
2. Plan checks and field inspections when required by the Fire Chief, or his/her designee, and not otherwise addressed in this chapter.

107.2.1 Fees Required. Fees pertaining to plan reviews, inspections, permits, testing and general fire services shall be determined by resolution of the City Council.

107.4.1 Investigation. Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.

107.4.2 Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

112.3.5. Citations. The Fire Chief, Fire Marshal, Deputy Fire Marshal and Battalion Chiefs are each authorized to issue a citation to any person operating or maintaining an occupancy or a premises or vehicle subject to this code chapter, and who allow a hazard to exist or fail to take immediate action to abate a hazard on such occupancy, premises or vehicle when ordered or notified to do so by any of those officials.

112.4 Violation penalties. Any persons who shall violates a provision of this chapter code, or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the Fire Chief, or his/her designee fire code official, or of a permit or certificate used under provisions of this chapter code, shall be guilty of a misdemeanor, punishable by a fine of not more than one thousand dollars (\$1,000.00) or by imprisonment not exceeding one hundred eighty (180) calendar days, or by both such fine and imprisonment, for each violation. Each day a violation continues, after due notice has been served, shall be deemed a separate offense. The Fire Chief, or his/her designee, may also proceed pursuant to the provisions of Chapter 1.36 of the code; and such individuals are hereby designated as a Special Officer for purposes of that chapter.

113.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of a misdemeanor and subject to the penalties set forth in Section 112.4 of this code and administrative enforcement described in that section subject to fines established by the authority having jurisdiction.

**114.7.1 Deposits of Hazardous Materials; Clean-Up or Abatement; Liability for Costs.**

1. The Fire Department is authorized to clean up or abate, or contract the cleanup or abatement, of any hazardous material or its effects deposited upon or into property or facilities in the City; and any persons who intentionally or negligently causes such deposit shall be liable for payment of all costs incurred by the remedy provided by this Section which shall be in addition to any other remedies provided by law. The Fire Chief may institute any other appropriate action to prevent, restrain, correct or abate violations of this chapter, and the City Attorney or City Prosecutor, in consultation with the Fire Chief, is authorized to initiate any criminal, civil, or other remedy allowed by law or in equity.
2. For the purposes of this Section, "hazardous materials" means any substances or materials in a quantity or form which, in the determination of the Fire Chief or his/her designee, poses an unreasonable and imminent risk to the life, health, or safety of persons or property or to the ecological balance of the environment, including, but not limited to, such substances as flammable liquids or solids, corrosive liquids or solids, unstable hyperbolic and pyrophoric materials, a strong sensitizer of which generates pressure through exposure to heat, decomposition, or other means.
3. For purposes of this Section, costs incurred by the City include, but are not limited to, the actual labor costs of City personnel, including workers' compensation benefits, fringe benefits, administration overhead, costs of equipment and operation, costs of materials obtained directly by the City, and cost of any contract labor, consultants, equipment, and materials.
4. The Fire Chief shall keep an account of the cost of abating and/or removing hazardous material and is authorized to recover costs as defined within Subparagraph 3 of this Section within the processes allowed by the code or as afforded by State Law.

Section 202 definitions

**FIRE APPARATUS ACCESS ROAD.** Fire apparatus access road shall mean a vehicular travel-way that provides ~~A road that provides~~ fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term inclusive of all other terms such as a fire lane public street, private street, parking lot lane and access roadway.

**FIRE LANE.** Fire lane shall mean a A road or other passageway developed to allow the passage of fire apparatus. A fire lane is not necessarily intended for vehicular traffic other than fire apparatus. A fire lane shall be distinguished from a fire apparatus access road, in that a fire lane shall be the road or passageway that is

located directly adjacent to the exterior walls and main entrance of the building to be serviced by that fire lane.

**301.3 Discontinuance of hazardous, offensive, or nuisance conditions.** The Fire Code Official is authorized to require the discontinuance of any use, process, equipment, or activity involving open flame, burning, smoking, barbecuing/cooking, or any similar activity regardless of purpose or function, when the Fire Code Official determines such use, process, equipment, or activity is hazardous, offensive, or creates a nuisance.

**311.1.3 Buildings or property damaged by fire or disaster.** The owner, occupant, or other person having under their control any property or materials on property damaged by fire or other disaster, when access by the public is possible, shall secure the property either by boarding up all openings, fencing, barricading, or other appropriate measures as approved by the Fire Code Official. Within fourteen (14) calendar days after written notice by the Fire Code Official to do so has been served, all debris, and/or damaged materials shall be removed from the property and deposited in accordance with Federal, State, and Local requirements or proof of contractual arrangements that have been made for demolition, replacement, or repair of all fire or disaster damaged structures remaining on the property.

**311.1.4 Authority to secure property damaged by fire or other disaster.** The Fire Code Official shall be empowered to initiate necessary actions to secure property damaged by fire or other disaster and/or remove and dispose of debris, and other damaged materials when, after giving notice to the owner of record of the property, the owner fails to secure the property and/or remove debris as ordered by the Fire Code Official.

**311.1.5 Cost Recovery.** The City Attorney, in consultation with the Fire Code Official, is authorized to initiate legal action to recover the costs of securing property damaged by fire or other disaster and/or removing and disposing of debris, and other damaged materials when, after giving notice to the owner of record of the property, the owner fails to secure the property and/or remove debris and the City provides the service either through the use of City resources or a contractor.

**405.8 Initiation.** Where a fire alarm system is provided, emergency evacuation drills shall be initiated by activating the fire alarm system. Prior to initiating an alarm, the person initiating the alarm shall contact the fire alarm monitoring company and advise the company's dispatcher of the fire drill. In cases where the fire alarm system is not monitored by a central station, notification shall be provided to the fire department dispatch center.

**503.1 Where required.** Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3. The Fire Chief or his/her designee shall be the only authority authorized to designate fire lanes.

**503.1.2.1 Maximum dead-end road lengths.** The maximum length of dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed 500 feet (152 m).

**503.1.4 Other obstructions to access.** When other obstructions are installed that cause the distances from an approved fire department access road or exceed the maximum distance allowed in Section 503, the Fire Chief, or his/her designee, is authorized to require additional fire protection as specified in Section 901.4.4.

**503.2.2 Authority.** The Fire Code Official shall have the authority to modify the minimum fire lane access widths require or permit modifications to the required access widths where they are inadequate for fire or rescue operations, or otherwise modify the conditions when the minimum fire lane access widths are not practical or where necessary to meet the public safety objectives of the jurisdiction. The Fire Code Official is authorized to approve alternate methods and materials as means of mitigating practical difficulties and require additional fire protection where applicable as specified in Section 901.4.4.

**503.2.7 Grade.** The grade of the fire apparatus access road shall not exceed 16% without approval of be within the limits established by the fire code official based on the fire departments apparatus.

**503.3 Marking.** Fire lanes and fire apparatus access roads shall be identified by curbs painted red on both the top and face along the entire length of the fire lane or fire apparatus access road, as applicable. Where no curb exists or a rolled curb is installed, an eight-inch wide red (OSHA safety red) strip or approved posted signs applied the full length of the fire lane or fire apparatus access road, as applicable, shall be installed. "FIRE LANE – NO PARKING" shall be painted on top of curb in 3" white lettering at a spacing of 30' on center or portion thereof. Where required by the fire code official, approved signs or other notices or markings that include the words "NO PARKING – FIRE LANE" shall be provided for fire apparatus access roads to identify such roads or prohibit obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

**Exception:** On school grounds, the markings to be implemented shall be as approved by the Fire Chief or his/her designee.

**503.7 Removal of Obstructions.** The Fire Code Official shall have the power and authority to remove or cause to be removed, without notice, any vehicle, vessel, or thing parked or placed in violation of any or all sections of this code. The owner of any item so removed shall be responsible for all charges connected therewith.

**503.8 Electrically operated gates.** Any electrically operated gate which is installed across any required fire access road or fire lane shall have a Knox brand access switch installed which will open the gate. The switch (with dust cover) shall be

installed so it will open the gate and the gate will remain in the open position until re-set by fire department personnel. The key switch shall be placed between 42” and 48” above the roadway surface at the right side of the access gate unless otherwise allowed by the Fire Code Official. The key switch shall be clearly labeled “FIRE DEPT”. The gate shall have a manual means of opening in the event of a power failure and shall be accessible from the exterior of the property.

**503.8.1 Click to Enter Remotely Operated Gates.** For electrically operated gates, a radio controlled system “Click to Enter” is required in addition to the Knox key switch. A gate serving an individual single family residence or duplex is exempt from this requirement.

**503.8.2 Exiting.** If there is no sensing device that will automatically open the gates for exiting, then a Knox brand electrical override switch (or substantially similar as determined by the Fire Chief) shall be placed on each side of the gate in approved locations.

**503.9 Manually operated gates.** Each manually operated gate which is installed across any required fire access road or fire lane and which is locked shall have a Knox brand (or substantially similar as determined by the Fire Chief) padlock installed. The Knox padlock (or substantially similar as determined by the Fire Chief) shall be integrated with any other lock in such a manner as to allow the gate to be opened only by unlocking the Knox padlock (or substantially similar as determined by the Fire Chief).

**505.1 Address identification.** New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Numbers shall not be spelled out. Address numbers shall be Arabic numbers or alphabetical letters. Each character shall be not less than 4 inches (102 mm) high for single family residential buildings and 8 inches (203.2 mm) for R-1, R-2 and non-residential buildings, with a minimum stroke of 0.5 inch (12.7 mm), unless otherwise required to be greater in height or of reflective material as determined by the fire code official during the jurisdiction’s development review process for a specific project. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address identification shall be maintained.

**505.1.1 Directories.** When required by the fire code official, complexes with multiple buildings may be required to provide directories, premises maps and directional signs. The scale, design and location of directory signs shall be approved by the fire code official and may be required to be illuminated.

**506.1 Knox Box.** All new commercial occupancies shall have a Knox brand key box (or substantially similar as determined by the Fire Chief) installed as directed by the Fire Code Official. Existing commercial occupancies shall install a Knox brand key box (or substantially similar as determined by the Fire Chief), as directed by the Fire Code Official when a building permit is obtained for any work. The key box shall contain keys which will allow the fire department access to all portions of the building. The keys shall have a tag affixed identifying their purpose. The nominal height of key box installations shall be five (5) feet above grade. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain access as required by the fire code official.

**506.1.3 Electronic Controlled Gates.** A final field inspection, by the Fire Marshal or an authorized representative, is required before electronic Knox (or substantially similar as determined by the Fire Chief) controlled gates may become operative. Prior to final inspection, electronic gates shall remain in a locked open position.

**507.5.7 Fire hydrant size and outlets.** Fire hydrant size and outlets shall be required as determined by the fire code official:

1. Residential Standard – one (1) four (4) inch outlet, and one (1) two and one half (2 ½) inch outlet.
2. Commercial/Industrial Standard – one (1) four (4) inch outlet, and two (2) two and one half (2 ½) inch outlet.
3. Super Hydrant Enhanced - two (2) four (4) inch outlet, and one (1) two and one half (2 ½) inch outlet.

**507.5.8 Fire Department Connection.** All newly installed fire department connections will be required to install Knox brand FDC caps (or substantially similar as determined by the Fire Chief). This also includes existing businesses that perform work to the structure that requires a building permit or any tenant improvement.

**605.1.3 Fuel oil.** The grade of fuel oil used in a burner shall be that for which the burner is approved and as stipulated by the burner manufacturer. Oil containing gasoline shall not be used. Waste crankcase oil shall be an acceptable fuel in Group F, M and S occupancies where utilized in equipment listed and labeled for use with waste oil and where such equipment is installed in accordance with the manufacturer's instruction and the terms of listing.

**605.9 Gas meters.** Above-ground gas meters, regulators and piping subject to damage shall be protected by a barrier complying with Section 312 or otherwise protected in an approved manner. Gas meters shall be permanently marked identifying the building or system served.

**901.6 Inspection, testing and maintenance.** Fire detection and alarm systems, emergency alarm systems, gas detection systems, fire-extinguishing systems, communication systems, mechanical smoke exhaust systems and smoke and heat vents ~~Fire protection and life safety systems~~ shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. It shall be the responsibility of the owner to ensure that these requirements are met. ~~Nonrequired fire protection and life safety systems and equipment shall be inspected, tested and maintained or removed in accordance with Section 901.8.~~ Prior to the removal of any fire protection system approval shall be obtained from the Fire Marshal or Building Official.

**903.2.8.1 Group R-3.** An automatic sprinkler system installed in accordance with Section 903.3, including Section 903.3.1.3 for Group R-3, shall be provided permitted in Group R-3 occupancies throughout all buildings with a Group R fire area including all Manufactured, Modular or Mobile single family or Multifamily Homes or sleeping units.

#### Section 903.2.10 **Group S-2 parking garages**

2. Where the enclosed parking garage, in accordance with Section 406.6 of the California Building Code, is located beneath other groups.

~~**Exception:** Enclosed parking garages located beneath Group R-3 occupancies.~~

**903.2.11.7 Commercial Cannabis activity including manufacturing, farming, processing, distribution or sales.** Each cannabis business that includes commercial cannabis activity, as defined by the State of California Business and Professions Code Division 10 and/or the Lompoc Municipal Code shall provide automatic fire sprinklers in accordance with NFPA 13 and the California Fire Code.

**Exception:**

1. Retail sales and/or delivery services with associated incidental storage under 5000 sq. ft. may request a waiver of automatic sprinkler installation from the Fire Marshal.

**903.2.22 Fire Sprinklers Required:** An automatic sprinkler system installed in accordance with Section 903.3 shall be provided as listed below.

1. **New Construction- For Non-Residential Occupancies.** Unless otherwise required in other provisions of this code or State Regulations at a smaller floor area, automatic sprinkler systems shall be installed and maintained in all buildings, which have a total building area exceeding 5,000 square feet.
2. **Additions and/or modifications to Existing Buildings- For Non-Residential Buildings.** Unless otherwise required in other provisions of

this code or State Regulations, when the total building area of the building including the addition(s) is in excess of 5,000 square feet, the entire building (existing and the addition) shall be provided with an automatic fire sprinkler system. Modifications that require addition of an automatic sprinkler system shall include removal, combining or rearrangement of demising or tenant space walls to create a single occupancy or tenant space of 5000 square feet or greater or changes in occupancy or use when the change of occupancy or use results in a requirement for an automatic sprinkler system as specified in Section 903, including, but not limited to, increased occupant load, multiple fire areas, use of hazardous materials and other increased hazards. Any existing structure that includes a basement used for other than mechanical equipment placement and servicing shall have the floor area of the basement included in the total building square footage for determination of the 5000 square foot floor area threshold for provision of fire sprinklers. In the event a building or any portion of the building is proposed to be divided into fire areas so as not to exceed the limits of this section, such fire areas shall be constructed in accordance with Section 711 of the Lompoc Building Code.

3. **Additions and/or modifications to Existing Buildings: For Group R Division 3 Residential Buildings.** Existing Group R, Division 3 buildings to which additions, alterations, modifications or repairs are made that involve the removal, alteration or replacement to 50 percent or greater of the linear length of walls of the building (exterior plus interior) within a two-year period shall meet the requirements of new construction of this code for purpose of fire sprinkler installation requirements. Alteration also includes the infill of existing openings and the creation of new or expansion of existing openings.

**903.2.23 Speculative building defined.** Any 'F', 'M', or 'S' occupancy required by this code to be equipped with automatic fire sprinklers in which the tenant is not identified at the time of application for a building permit shall be considered a speculative building.

**903.2.23.1 Speculative building, sprinkler system design.** Automatic fire sprinkler systems in speculative buildings as defined in section 903.2.23 with an interior clear height of 12 feet or less shall have a minimum design of 0.20 gallons per minute over a 2,500 square foot design area (.20/2500).

**903.2.23.2 Speculative building, sprinkler system design.** Automatic fire sprinkler systems in speculative buildings as defined in section 903.2.23 with an interior clear height of more than 12 feet shall be designed as set forth in section 3206.2.2 of this code (high-piled storage).

**903.3.10 Exterior locations.** Automatic fire sprinklers installed at exterior locations shall be approved corrosion-resistant devices.



**904.13.4.2 Wood or Wood product fueled cooking.** All commercial-type cooking equipment using wood or wood products as fuel shall be protected by an automatic sprinkler system within the hood and the duct work. The water supply may be provided from the building's fire sprinkler system, or the domestic water supply. The minimum water flow calculation shall be 20 gallons per minute (76 lpm) at 7 psi (0.5 bar) for each head. There shall be a separate control valve for the fire sprinkler system protecting the commercial-type cooking equipment.

**904.13.5.2 Extinguishing system service.** Automatic fire-extinguishing systems shall be serviced in accordance with the manufacturer's specifications and the California State Fire Marshal's Regulations at least ~~not less frequently than every six months and/or~~ after activation of the system, ~~whichever occurs first.~~ Inspection Service shall be by licensed and qualified individuals, and a certificate of inspection shall be forwarded to the Fire Code Official ~~upon completion,~~ as set forth in Section 606.3.4.

**905.13 Fire hose requirements.** The Fire Code Official may, upon request, waive the requirement for fire hose in conjunction with required standpipe systems.

**906.8 Cabinets.** Cabinets used to house portable fire extinguishers shall not be locked. Cabinets shall be labeled "FIRE EXTINGUISHER" and have all letters capitalized with a minimum height of 1 inch (25.4 mm) reflective white on red background as required by the Fire Code Official.

**Exceptions:**

1. Where portable fire extinguishers subject to malicious use or damage are provided with a means of ready access.
2. In Group I-3 occupancies and in mental health areas in Group I-2 occupancies, access to portable fire extinguishers shall be permitted to be locked or to be located in staff locations provided that the staff has keys.
3. In new construction, fire extinguishers shall be located within recessed or semi recessed cabinets. In existing occupancies, fire extinguishers shall be located within recessed or semi-recessed cabinets when required by the Fire Code Official. All fire extinguishers in cabinets shall be mounted so that their tops are no more than 48 inches (1219 mm) above the floor with the brackets or hangers included with the fire extinguishers.

**907.3.1 Duct smoke detectors.** Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is installed ~~where a fire alarm system is required by Section 907.2.~~ Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the California Mechanical Code. ~~In facilities that are required to be monitored by a supervising station, duct smoke detectors shall report~~

only a supervisory signal and not as a fire alarm. They Duct smoke detectors shall not be used as a substitute for required open area detection. The reset switch for the duct detectors shall be in an accessible location acceptable to the Fire Marshal.

**Exception:**

- ~~1. The supervisory signal at a constantly attended location is not required where duct smoke detectors activate the building's alarm notification appliances.~~
1. In occupancies not required to be equipped with a fire alarm system, actuation of a smoke detector shall activate a visible and an audible signal in an approved location. Smoke detector trouble conditions shall activate a visible or audible signal in an approved location and shall be identified as air duct detector trouble.

**907.6.6 Monitoring.** Fire alarm systems required by this chapter or by the California Building Code shall be monitored by an approved central supervising station service listed by Underwriters Laboratory for receiving fire alarms in accordance with NFPA 72 and this section. The central station shall contact and notify the police/fire dispatch center immediately on notification of an alarm and prior to making contact with the protected premises.

**Exceptions:** Monitoring by a central supervisory station is not required for:

1. Single- and multiple-station smoke alarms required by Section 907.2.11.
2. ~~Smoke detectors in~~ 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.

**907.8.4.1 Maintenance contract.** The permittee shall provide, at no cost to the fire department, a copy of a minimum one year maintenance contract, signed by the building owner, prior to final inspection. The permittee, certificate holder, and maintenance contract holder shall be one and the same unless otherwise approved by the Fire Code Official. A maintenance contract shall be maintained for the life of the system.

**Exception:** Group R Division 3 occupancies.

**907.8.4.2 Identification of certificated systems.** All existing and new fire alarm systems for which an Underwriters Laboratories, Inc., certificate has been required shall be identified with an approved, tamper resistant label on the fire alarm control panel. The label shall, at a minimum, show the following: certificate number; the name, address, phone number, and California contractor's license number of the certificate holder; the date of certification and date certification expires; a warning statement to the effect that no person or entity is authorized to perform any work on the system without the express permission and authorization of the contractor/certificate holder, and that the certification may be voided in such case; a statement that a valid certificate is required to be in effect for the life of the system,

and; a statement that by order of the Fire Code Official the label shall not be removed.

**907.8.5 Certification and record of completion.** The permittee shall provide, at no cost to the fire department, the record of completion in accordance with NFPA 72 verifying that the system has been installed and tested in accordance with the approved plans and specifications and a copy of a serially numbered certificate issued to the permittee by Underwriters Laboratories, Inc., certifying the system. The certificate shall include the following: the name and address of the protected property; type of system(s); components used; area covered; name and address of alarm service company; and the issue and expiration dates. Certification shall be required for all new systems and for all existing systems that produce three or more false alarm activations within a 12-month period, or systems that become unreliable due to dilapidation or deterioration. The copy of the certificate shall be presented to the Fire Code Official prior to the final inspection. A certificate shall be maintained for the life of the system. The permittee, certificate holder, and maintenance contract holder shall be one and the same unless otherwise approved by the Fire Code Official.

**Exception:** Group R Division 3 occupancies.

**912.2.1 Visible locations.** Fire department connections shall be located on the front access street side of buildings or facing approved fire apparatus access roads, fully visible and recognizable from the street, fire apparatus access road or nearest point of fire department vehicle access or as otherwise approved by the Fire Chief or his/her designee fire code official. The location of fire department connections shall be approved and installed as follows:

1. Within 40 feet from an approved roadway or driveway and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects including buildings, fences, posts, plantings, or other fire department connections or otherwise approved by the Fire Chief or his/her designee.
2. Within 50 feet from an approved hydrant.
3. Inlet height shall not be less than 18 inches or more than 48 inches above grade.
4. Guard posts or other approved means shall be required to protect fire department inlet connections from vehicular damage.

**2307.1.1 Conditional Use Permit.** Storage, dispensing and use of liquefied petroleum gas in above-ground tanks exceeding 500 gallons is not permitted in all areas of the City, except those zoning districts where the use is permitted subject to approval of a conditional use permit and a valid conditional use permit is in effect.

**2308.1.1 Conditional Use Permit.** Storage, dispensing and use of compressed natural gas in above-ground tanks is not permitted in all areas of the City, except

those zoning districts where the use is permitted subject to approval of a conditional use permit and a valid conditional use permit is in effect.

**2309.1.1 Conditional Use Permit.** Storage, dispensing, generation, and use of hydrogen gas in above-ground tanks is not permitted in all areas of the city, except those zoning districts where the use is permitted subject to approval of a conditional use permit and a valid conditional use permit is in effect.

**5504.3 Outdoor storage.** Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited, except when permitted by the City and approved by the fire code official. Where outdoor storage of cryogenic fluids is allowed, containers of cryogenic fluids shall not be located within an area surrounded by a dike and containing other hazardous materials and Outdoor storage of containers shall be in accordance with Sections 5504.3.1 through 5504.3.1.2.3.

**5601.1.3 Fireworks prohibited.** The possession, manufacture, storage, sale, handling and use of fireworks, including without limitation, "Safe and Sane" fireworks, are prohibited, except when specifically authorized by a City Council resolution.

**Exception:** Use and handling of fireworks for professional display in accordance with Title 19, California Code of Regulations, Chapter 6 and with a City Council resolution approving the public display.

- ~~1. Storage and handling of fireworks as allowed in Section 5604.~~
- ~~2. Manufacture, assembly and testing of fireworks as allowed in Section 5605 and Health and Safety Code Division 11~~
- ~~3. The use of fireworks for fireworks displays pyrotechnics before a proximate audience and pyrotechnic special effects in motion pictures, television, theatrical or group entertainment productions as allowed in Title 19, Division 1, Chapter 6 Fireworks reprinted in Section 5608 and Health and Safety Code Division 11.~~
- ~~4. The possession, storage, sale, handling and use of specific types of Division 1.4G fireworks where allowed by applicable laws, ordinances and regulations, provided that such fireworks and facilities comply with the 2006 edition of NFPA 1124, CPSC 16 CFR Parts 1500 and 1507, and DOTn 49 CFR Parts 100-185, as applicable for consumer fireworks and Health and Safety Code Division 11.~~

**5601.1.6 Manufacturing of fireworks and pyrotechnic special effects materials.** The manufacturing of fireworks is prohibited except when licensed by the California State Fire Marshal and permitted by the City of Lompoc Fire Department. For the purpose of this chapter, the altering of any firework from its original design shall be considered manufacturing.

**5601.1.7 Displays.** Permits issued by the Lompoc Fire Department are required to conduct any fireworks display. Application for a permit shall be received by the City

not less than fifteen (15) work days prior to the scheduled date of the display. At the time of permit application, the Fire Chief shall be consulted regarding the requirements for standby fire apparatus. Standby fire apparatus will be paid for by the permittee prior to the issuance of the permit.

**5601.1.8 Pyrotechnic Special Effects Material.** See Chapter 6, Title 19, California Code of Regulations and California Health and Safety Code, Sections 12500 – 12759.

**5601.1.9 Safe and Sane Fireworks.** The manufacture, display, sales, storage, possession, use and handling of Safe and Sane Fireworks, as defined by Sections 12529 and 12562 of the California Health & Safety Code, shall be in accordance with the California Health & Safety Code sections 12500 *et seq.*, the applicable provisions of the California Code of Regulations, Chapter 8.28 of the Code and this chapter.

**5601.1.10 Storage and use of explosives and blasting agents.** The storage of explosives and blasting agents is prohibited. The storage of explosive and blasting agents is prohibited within the limits established below, except for temporary storage for use in connection with approved blasting operations provided. However, this prohibition shall not apply to wholesale and retail stock of small arms ammunition, explosive bolts, explosive rivets or cartridges for explosive actuation power tools in quantities involving less than five-hundred (500) pounds of explosive material. The storage of explosives and blasting agents is prohibited in all areas of the City, except in those land use districts where the use is permitted subject to the approval of a conditional use permit under the City's zoning regulations and a valid conditional use permit is in effect.

**5704.2.9.6.1 Locations where aboveground tanks are prohibited.** Storage of class I, and II, IIIA, or IIIB liquids in above-ground tanks outside of buildings is not permitted in all areas of the City, except those zoning districts where the use is permitted subject to approval of a conditional use permit and a valid conditional use permit is in effect. is prohibited within the limits established by law as the limits of districts in which such storage is prohibited.

**5706.2.4.4 Location where above-ground tanks are prohibited.** The storage of Class I and Class II liquids in above-ground tanks outside of buildings within the limits established by law as the limits of districts in which such storage is prohibited. Class II and III liquids may be stored in approved above-ground containers for the purpose of dispensing only at facilities complying to Section 5706.1 where no sales to the public occur. Above-ground tanks containing Class II and Class III liquids shall not exceed 2,000 gallons. Plans for the installation of above-ground tanks shall be submitted to the fire code official approval and in conformance with applicable codes and standards. When required, a Conditional Use Permit shall be obtained from the City.

**5801.3 Conditional Use Permit:** The storage, use, and dispensing of flammable gases in aboveground containers exceeding 500 gallons is not permitted in all areas of the city, except those zoning districts where the use is permitted subject to approval of a conditional use permit and a valid conditional use permit is in effect.

**6101.2.1 Conditional Use Permit:** The storage, use, and dispensing of liquefied petroleum gas in aboveground containers exceeding 500 gallons is not permitted in all areas of the City, except those zoning districts where the use is permitted subject to approval of a conditional use permit and a valid conditional use permit is in effect.

**6104.2 Maximum capacity within established limits.** The installation of any liquefied petroleum gas tank over 500 gallons (1 892 L) water capacity is prohibited unless approved by the fire code official. ~~Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons (7570 L)~~

**Exception:** In particular installations, this capacity limit shall be determined by the fire code official, after consideration of special features such as topographical conditions, nature of occupancy, proximity to buildings, capacity of proposed LP-gas containers, degree of fire protection to be provided and capabilities of the local fire department.

#### **15.04.070 Amendments; California Existing Building Code.**

**101.1 Title.** These regulations shall be known as the California Existing Building Code Existing Building Code of [Name of Jurisdiction], hereinafter referred to as “this code.” Appendix A, Chapters A1 through A3 shall be known as the “Guidelines for Seismic Retrofit of Existing Buildings” as referenced in Chapter 15.40

**101.4.2 Buildings Previously Occupied.** The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the California Fire Code, ~~or the International Property Maintenance Code~~, or as deemed necessary by the code official for the general safety and welfare of the occupants and the public.

**103.1 Creation of enforcement agency.** The Building & Safety Division ~~[insert name of department]~~ is hereby created and the official in charge thereof shall be known as the building code official. For the purposes of this code, building official shall mean code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

**105.3.2 Time limitation of application.** . An application for a permit for any proposed work shall be deemed to have been abandoned 365 ~~480~~ days after the date of filing, ~~unless such application has been pursued in good faith or unless a~~

permit has been issued; except that the building code official is authorized to grant one or more extensions of time for additional periods not exceeding 180 90 days each. ~~The extension shall be requested in writing and justifiable cause demonstrated.~~ If the application is accepted less than 180 days before the effective date of the next edition of the triennial California Building Standards Code, the application will expire 180 days after the effective date of the next edition of the triennial California Building Standards Code. An extension shall be requested in writing and justifiable cause demonstrated. No extension of time granted by the building official shall extend the application for more than 180 days beyond the effective date of the next edition of the triennial California Building Standards Code. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

**108.2.1 Plan review fees.** When submittal documents are required by Section 106.1, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be in accordance with the schedule as established by the applicable governing body.

The plan review fees specified in this section are separate fees from the permit fees specified in Section 108.2 and are in addition to the permit fees.

Where submittal documents are incomplete or changed so as to require additional plan review, or where the project involves deferred submittal items as defined in Section 106.3.4, an additional plan review fee may be charged at a rate established by the applicable governing authority.

**108.4.1 Investigation.** Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.

**108.4.2 Fee.** An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

### **109.3.5. Lath or gypsum board inspection.**

~~Exception: Gypsum board that is not a part of a fire-resistance-rated assembly or a shear assembly.~~

**115.1 Unsafe Conditions.** Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or are otherwise dangerous to human life or public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe

condition. Unsafe structures shall be taken down and removed or made safe, as the building code official deems necessary and as provided for in this section as adopted code. A vacant structure that is not secured against unauthorized entry shall be deemed unsafe.

## **Chapter 15.40 CALIFORNIA EXISTING BUILDING CODE APPENDIX A- GUIDELINES FOR SEISMIC RETROFIT OF EXISTING BUILDINGS**

### **15.40.010 Amendments; California Existing Building Code Appendix A Guidelines for Seismic Retrofit of Existing Buildings.**

The California Existing Building Code adopted in Section 15.03.010 is modified, amended and/or supplemented as follows:

- A. Delete Appendix Chapter A4, Appendix B and Appendix C.
- B. See Chapter 15.04.070 for complete adoption and amendment record of the "Guidelines for Seismic Retrofit of Existing Buildings."

~~Appendix Chapter A1 of the 2006 International Existing Building Code, entitled "Seismic Strengthening Provisions for Unreinforced Masonry Bearing Wall Buildings," also known as the California Existing Building Code of the [California Code of Regulations](#) Title 24, Part 10, which is promulgated and published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, is adopted and incorporated into this Chapter by reference as though fully set forth herein, except as otherwise noted in this Chapter.~~

### **15.40.020 Potentially Hazardous Building Earthquake Safety Mitigation Program**

- A. Definitions. For purposes of this Chapter, certain words and phrases and their derivatives shall be construed as specified in this Section or as otherwise specified in the California Building Standards Codes ~~Uniform Building Code~~, the Uniform Code for the Abatement of Dangerous Buildings, the State Historical Building Code or Lompoc Municipal Code Chapter 15.36. When terms are not defined, they shall have their ordinarily accepted meanings within the context in which they are used.

**"Potentially hazardous building"** means the definition set forth in Government Code Section 8875(a), as it may be amended from time to time.

**"Unreinforced masonry building"** means any building or structure containing walls constructed wholly or partially with unreinforced masonry walls, as defined in Section A103 of the California Existing Building Code, Appendix A Appendix Chapter 1 of the Uniform Code for Building Conservation.

- B. Mitigation Program



1. In addition to buildings identified prior to January 1, 1990, the Building Official shall, on an ongoing basis, identify potentially hazardous buildings, if any, within the City of Lompoc. This identification shall include current building use and daily occupancy load.
2. The Building Official shall notify the legal owner(s) of every identified potentially hazardous building that the building is considered to be a structure of the general type that historically has exhibited little resistance to earthquake motion. This notice shall be dispatched by registered mail via the United State Postal Service.
3. Any person having legal or equitable interest in a building identified as potentially hazardous may appeal such classification to the City Council by filing a notice of appeal in accordance with the requirements of Chapter 1.32 of this code. All appeals shall comply with the appeals provisions of the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, and the requirements of Chapter 1.32 of this code, as provided in Section 1.32.100 of this code.

#### C. Responsibility for Compliance

1. It is the sole responsibility of the owners of potentially hazardous buildings to comply with all State and local regulations and laws pertaining thereto, including but not limited to the obligation to post a conspicuous sign at the entrance to the building in compliance with Government Code Section 8875.8(a), and the duty to inform potential transferees, as required by Government Code Section 8875.6.
2. Nothing in this Chapters makes the City of Lompoc responsible for paying the costs of strengthening any privately owned structure; reducing occupancy; demolishing a structure; preparing engineering and architectural analysis, investigation, or design; or for any costs whatsoever incurred in connection with a private owner's compliance with all applicable earthquake safety directives.