

Local Amendment Summary

PREVIOUS LOCAL AMENDMENT LANGUAGE (2014 CYCLE) INADVERTANDLY LEFT OUT DURING 2016 STATE CODE ADOPTION PROCESS, BEING ADDED BACK INTO 2019 CODE CYCLE AMENDMENTS.

NMC 15.04.040 (E): CRC R313.1 & R313.2: The exceptions identified under Chapter 3 (“Townhouse automatic fire sprinkler systems”) and (“One- and two-family dwellings automatic fire sprinkler systems”) are amended to read as follows:

Exception: An automatic residential fire sprinkler system shall be installed throughout existing townhouses and one-and two-family dwellings when the floor area of an addition exceeds 50%

PREVIOUS LOCAL AMENDMENT LANGUAGE REVISED FOR CLARIFICATION AND TO ASSIST APPLICANTS IN BETTER UNDERSTANDING LOCAL REQUIREMENTS.

Automatic Fire Sprinklers – Continued CRS R313.2 / SB 1069 – Accessory Dwelling Units (ADU’S) * Government Code 65852.150 & 65852.2*

1) “Accessory dwelling unit” means an attached or detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same lot (parcel) where the single-family primary residence is situated. An accessory dwelling unit also includes the following:

a) An efficiency unit, as defined in Section 17958.1 of the Health and Safety Code.

b) A manufactured home as defined in Section 18007 of the Health and Safety Code.

2) An accessory dwelling unit is either attached to the primary residence, located within the living area of the primary residence or detached from the primary residence.

3) The accessory dwelling unit shall be located on the same lot (parcel) as the primary residence.

4) The total area of floor space (square footage) for a *detached* accessory dwelling unit shall not exceed 1,200 square feet

5) If the primary residence is equipped with fire sprinklers, then the *attached or detached* accessory dwelling unit, regardless of square footage shall have fire sprinklers installed.

6) If the primary residence is not equipped with fire sprinklers but the *attached* accessory dwelling unit exceeds 50 percent of the existing floor area (square footage) of the primary residence, then the accessory dwelling unit and the entire primary residence shall have fire sprinklers installed.

7) If the accessory dwelling unit is *detached* from the primary residence then the 50 percent rule does not apply. Therefore, a detached accessory dwelling unit up to 1,200 square feet in size can be constructed without fire sprinkler protection provided that the primary residence *does not* have an existing fire sprinkler system.

DUE TO THE ABSENCE OF A CITY OF NAPA ADDRESSING STANDARD THE FOLLOWING LOCAL AMENDMENT LANGUAGE HAS BEEN ADDED TO CLARIFY ADDRESSING REQUIREMENTS.

Chapter 5, subsection 505.1 (Address Identification) is amended to read as follows:

SECTION 505.1 Address Identification.

505.1 Address Identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed on the structure in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall not be spelled out. Said numbers shall be either internally or externally illuminated in all new construction. Numbers shall be as follows:

1. Minimum of one-half inch (1/2") stroke by six inches (4") high.
2. When the structure is thirty-six (36) to fifty (50) feet from the street or fire department access a minimum of one-half inch (1/2") stroke by nine inches (9") high is required.
3. When the structure is more than fifty (50) feet from the street or fire apparatus access, a minimum of one-inch (1") stroke by twelve inches (12") high is required.

SECTION 505.1.1 Multi-Tenant Buildings.

505.1.1 Multi -Tenant Buildings. Numbers or letters shall be designated on all occupancies within a building. Size shall be one-half inch (1/2") stroke by four inches (4") high and on a contrasting background. Directional address numbers or letters shall be provided. Said addresses or numbers shall be visible from the street, posted at a minimum height of 5 feet, 6 inches (5' 6") above the finished floor, shall be visible from the street and shall be either internally or externally illuminated in all new construction.

SECTION 505.1.2 MULTIPLE BUILDINGS ON ONE SITE.

505.1.2 Multiple buildings on one site. Where multiple buildings on one property are accessed by the means of a private road, and the buildings cannot be viewed from the public way, a monument sign, or other signs or other approved means shall be used to identify the structure. Said signs shall be installed at the public way as directed by the fire code official. Address identification shall also be maintained on each of the buildings within the site.

SECTION 505.1.3 REAR ADDRESSING:

505.1.3 Rear Addressing. When required by the fire code official, approved numbers or addresses shall be placed on all new and existing buildings and rear suite doors in such a position as to be plainly visible and legible from the fire apparatus road at the back of a property or where rear parking lots or alleys provide an acceptable vehicular access. Number stroke and size shall comply with 505.1.

505.1.4 Accessory Dwelling Unit Addressing:

A detached accessory dwelling unit shall have a designated address. The address shall be the same Arabic numerals as the primary residence followed by the alphabetic letters identifying the accessory dwelling unit as "Unit A". **Example:** The primary residence is addressed as 123 Blank Street. The detached accessory dwelling unit shall be addressed as "123 Unit A".

THE CITY OF NAPA ESTABLISHED A SECURITY GATE STANDARD IN THE PAST THAT WAS NEVER CODIFIED LOCALLY. THIS NEW LANGUAGE IS NEEDED TO CODIFY THE STANDARD LOCALLY.

Chapter 5, subsection 503.6 (Security gates) is amended to read as follows:

503.6 Security Gates. Prior to the installation of a security gate, a permit shall be obtained from the Fire Department. Where a new security gate is installed across a fire access roadway it shall conform to section 503.6 of the California Fire Code and the City of Napa Security Gate Installation Standard.

When a barrier is installed across a fire access roadway the fire department shall have emergency access by means of a padlock, key switch or other approved means as determined by the fire code official.

Exception:

1. Driveways serving a single R-3 occupancy

THE FOLLOWING NEW LOCAL AMENDMENT LANGUAGE IS NEEDED IN ORDER TO MAINTAIN A LEVEL OF SAFETY FOR FIREFIGHTERS DURING ROOFTOP FIREFIGHTING OPERATIONS.

Chapter 12, subsection 1204.2.1 (Solar photovoltaic systems for Group R-3 buildings – exceptions) is amended to read as follows:

1204.2.1 Solar photovoltaic systems for Group R-3 buildings.

Exceptions:

ATTACHMENT 2

1. No exterior conduit shall be installed within any required Pathway to the ridge or required
Setback at the ridge.
2. No interior conduit shall be installed within any required setback at the ridge.

THE FOLLOWING LOCAL AMENDMENT LANGUAGE HAS BEEN ADDED IN ORDER TO CLARIFY LOCAL REQUIREMENTS FOR CONTRACTORS AND DEVELOPERS.

Chapter 9, subsection 903.3.13 (NFPA 13D SPRINKLER SYSTEMS) is amended to read as follows:

903.3.1.3 NFPA 13D sprinkler systems. Automatic Sprinkler systems installed in one-and two-family dwellings; Group R-3; and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D as amended in Chapter 80 and as amended by the following City of Napa NFPA 13D amendments.

NFPA 13D Chapter 7 (Installation) is amended to add the following subsection and language:

7.5.5.1 Stock of Spare Sprinklers:

1. A spare head sprinkler cabinet containing spare sprinklers shall be installed and maintained on
the premises so that any sprinklers that have operated or been damaged in any way can be promptly
replaced.
2. The spare sprinkler head cabinet shall contain at least one spare sprinkler that correspond to
each type
and temperature ratings of the sprinklers installed in the property.
3. One sprinkler wrench as specified by the sprinkler manufacturer 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.
4. The spare head sprinkler cabinet shall be constructed of weather and corrosion resistant
materials and
shall be of sufficient size to accommodate required spare sprinkler heads and sprinkler
wrench.
5. The spare head sprinkler cabinet shall be located where the temperature to which they are
subjected
To at no time exceed the maximum 100 degrees Fahrenheit.

ATTACHMENT 2

NFPA 13D Chapter 7, subsection 7.3 (Pressure Gauges) is amended to add the following subsection and language:

7.3.4 – All newly installed NFPA 13D piping systems shall have a pressure gauge installed.

NFPA 13D Chapter 7, subsection 7.6 (Alarms) is amended to read as follows:

7.6 Alarms: Local waterflow alarms shall be provided on all sprinkler systems.

NFPA 13D ANNEX FIGURE A.6.2(a): Acceptable Arrangement for Stand-Alone Piping Systems –is repealed in its entirety.

NFPA 13D ANNEX FIGURE A.6.2(b): Acceptable Arrangement for Stand-Alone Piping Systems – Option 1. Is amended to add the following language:

1. All newly installed NFPA 13D piping systems shall contain a waterflow detector and pressure gauge in conformance with annex figure A.6.2(b).
2. Upon system waterflow the waterflow detector shall trigger an exterior bell as an alarm.
3. The exterior bell alarm shall be located on the exterior wall where the system riser is installed or as otherwise directed by the fire code official.

THE FOLLOWING LOCAL AMENDMENT LANGUAGE HAS BEEN ADDED IN ORDER TO CLARIFY LOCAL REQUIREMENTS FOR CONTRACTORS AND DEVELOPERS.

Appendix B table B105.2 (Required fire flow for buildings other than one- and two-family dwellings, group R-3 and R-4 buildings and townhouses) is amended to read as follows:

**Table B105.2
REQUIRED FIRE FLOW FOR BUILDINGS OTHER THAN ONE AND 2 FAMILY
DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES**

Automatic Sprinkler System (Design Standard)	Minimum Fire Flow (Gallons Per Minute)	Flow Duration (Hours)
No automatic sprinkler system	Value in Table B 105.1 (2)	Duration in Table B 105.1 (2)
Section 903.3.1.1 of the California Fire Code	50% of the value in table B105.1 (2) ^a	Duration in table B105.1 (2) at the reduced flow rate
Section 903.3.1.2 of the California Fire Code ^c	50% of the value in table B105.1 (2) ^b	Duration in table B105.1 (2) at the reduced flow rate

For SI: 1 gallon per minute equals 3.785 L per minute

- a. The reduced fire flow shall not be less than 1000 gallons per minute.
- b. The reduced fire flow shall not be less than 1500 gallons per minute.