

# **EXHIBIT “A”**

## **EXHIBIT “A”**

### **AMENDING NAPA MUNICIPAL CODE CHAPTER 15.04 (BUILDING STANDARDS AND REGULATIONS)**

#### **Chapter 15.04**

#### **BUILDING STANDARDS AND REGULATIONS**

##### **Sections:**

- 15.04.010 Adoption of California Building Standards Code, as amended**
- 15.04.020 Administration, interpretation, and enforcement of this chapter**
- 15.04.030 Amendments to the California Building Code**
- 15.04.040 Amendments to California Residential Code**
- 15.04.050 Section Reserved**
- 15.04.060 Amendments to California Mechanical Code**
- 15.04.070 Amendments to California Plumbing Code**
- 15.04.080 Amendments to California Fire Code**
- 15.04.090 Amendments to California Green Building Code Standards**
- 15.04.100 Building and Fire Code Board of Appeals.**
- 15.04.110 Disability Access Board of Appeals.**

##### **15.04.010 Adoption of California Building Standards Code, as amended**

The city hereby adopts by reference the 2019 edition of the California Building Standards Code, as adopted by the California Building Standards Commission and published in California Code of Regulations, Title 24, and as defined and amended by this Chapter. The California Building Standards Code is hereby adopted by reference by the city to include parts (1, 2, 2.5, 3, 4, 5, 6, 8, 9, 10, 11, and 12), appendices, and amendments identified in this Chapter.

- A. California Administrative Code (Part 1 of Title 24).
  - 1. Appendices: none
  - 2. Amendments: none.
- B. California Building Code (Part 2 of Title 24; Based on the 2018 International Building Code of the International Code Council)
  - 1. Appendices: G (Flood- Resistant Construction); Appendix I (Patio Covers); and Appendix J (Grading)

## EXHIBIT “A”

2. Amendments: as set forth in Napa Municipal Code Section 15.04.030
- C. California Residential Code (Part 2.5 of Title 24; based on 2018 International Residential Code of the International Code Council)
1. Appendix H (Patio Covers); and Appendix K (Sound Transmission).
  2. Amendments; as set forth in Napa Municipal Code Section 15.04.040.
- D. California Electrical Code (Part 3 Of Title 24; based on the 2017 National Electrical Code)
1. Appendices: All appendices and annexes are adopted.
  2. Amendments: none
- E. California Mechanical Code (Part 4 of Title 24; based on the 2018 Uniform Mechanical Code).
1. Appendices: All appendices are adopted.
  2. Amendments: as set forth in Napa Municipal Code Section 15.04.060.
- F. California Plumbing Code (Part 5 of Title 24; based on the 2015 Uniform Plumbing Code, published by the International Association of Plumbing and Mechanical Officials)
1. Appendices: All appendices are adopted.
  2. Amendments: as set forth in Napa Municipal Code Section 15.04.070.
- G. California Energy Code (Part 6 of Title 24)
1. Appendices: All appendices and annexes are adopted.
  2. Amendments: none
- H. California Historical Building Code (Part 8 of Title 24).
1. Appendices: All appendices and annexes are adopted.
  2. Amendments: none
- I. California Fire Code (Part 9 of Title 24; based on the 2018 International Fire Code)
1. Appendices: Appendix Chapter 4 (Special Detailed Requirements Based On Use and Occupancy), B, BB (Fire Flow Requirements for Buildings) C, CC ( Fire Hydrant Locations and Distribution), F ( Hazard Ranking) H ( Hazardous Materials Management Plans and Hazardous Materials Inventory Statements), and K ( Temporary Haunted Houses, Ghost Walks and Similar Amusement Uses).
  2. Amendments: as set forth in the Napa Municipal Code Section 15.04.080
- J. California Existing Building Code (Part 10 of Title 24; based on the 2018 International Existing Building Code)
1. Appendices: none
  2. Amendments: none

## EXHIBIT “A”

- K. California Green Building Standards Code (Part 11 of Title 24)
  - 1. Appendices: All appendices are adopted
  - 2. Amendments: as set forth in Napa Municipal Code Section 15.04.090
- L. California Referenced Standards Code (Part 12 of Title 24)
  - 1. Appendices: none
  - 2. Amendments: none

### **15.04.020 Administration, interpretation, and enforcement of this chapter**

A. Identification of this Chapter. This Chapter may be referred to as the “Napa Building Standards Code.” Individual parts of the Napa Building Standards Code may be referred to as the “Napa Building Code,” “Napa Residential Code,” “Napa Electrical Code,” “Napa Mechanical Code,” “Napa Plumbing Code,” “Napa Energy Code,” “Napa Historical Building Code,” “Napa Fire Code,” “Napa Existing Building Code” and “Napa High Performance Building Code.”

B. Administration of this Chapter. The provisions of this Chapter shall be interpreted, administered, and enforced by the Chief Building Official; except the Fire Code Official shall interpret, administer, and enforce the Napa Fire Code and other provisions related to the Napa Fire Code as set forth in this Chapter. The Chief Building Official and the Fire Code Official are authorized to establish and maintain written regulations which implement and are consistent with the requirements of this Chapter. The City Manager (or designee) shall designate the individuals responsible, under this Chapter, for performing the responsibilities of the Chief Building Official and the Fire Code Official.

C. Interpretation of this Chapter. If there are any conflicts among the provisions of this Chapter, or between the provisions of this Chapter and the provisions of the California Building Standards Code, the more restrictive requirements (those which establish a higher standard of safety) shall prevail.

D. Fees. The city shall establish fees by resolution or ordinance for services rendered under this Chapter (including fees for plan check and inspection). Fees shall be established, implemented, and enforced in accordance with Napa Municipal Code Chapter 3.04, particularly Sections 3.04.040 and 3.04.050.

E. Enforcement of this Chapter. In addition to other remedies for violation of the Code, if an enforcement officer (as defined at section 1.24.020) determines that a person has failed to obtain a permit required under this Chapter (or has exceeded the scope of work covered by the permit, or done work not covered by the permit), the enforcement officer is authorized to issue a compliance order or an administrative citation, pursuant to sections 1.24.040 or 1.24.050. The enforcement officer is authorized to impose penalties of three to ten times the value of the permit fee. In determining the amount of any penalty owed by a responsible person, the enforcement officer shall consider the factors set forth in this chapter, as well as those set forth at subsection 1.24.090(A)(2).

- 1. The penalty authorized by this Section 15.04.020(E) does not apply if the property owner establishes that:
  - a. at the time he or she acquired the property, (a) a violation of this

## EXHIBIT “A”

Chapter existed on the property, (b) the property owner did not have actual or constructive notice of the existence of that violation, and (c) within 30 days after the mailing of the notice advising the owner of the violation, the property owner initiated and pursued good faith efforts to meet the requirements of this Chapter; or

b. within 30 days after the date of mailing the notice of the existence of the violation, the property owner removed the use or structure which constituted that violation and (b) the property owner had not previously been mailed a notice of violation of the same Chapter section.

### 15.04.030 Amendments to California Building Code

A. Section 109.02 (“Schedule of permit fees”) is amended to read as follows:

109.2 Schedule of permit fees. Fees owed under Napa Municipal Code Chapter 15.04 shall be established, implemented, and enforced in accordance with Napa Municipal Code Chapter 3.04, particularly Sections 3.04.040 and 3.04.050.

B. Section 113 (“Board of appeals”) is deleted in its entirety. Appeals of order, decisions, or determinations made under the Chapter shall be heard pursuant to Napa Municipal Code Section 15.04.100.

C. Sections 114.3 (“Prosecution of violation”) and 114.4 (“Violation penalties”) are deleted in their entirety. Violations under this Chapter are subject to the enforcement procedures set forth in Napa Municipal Code Chapter 1.16 and Napa Municipal Code Section 15.04.020.

D. Section 901.2 (“Fire protection systems”) is amended by deleting the existing text in its entirety and replacing it with the following:

901.2 Construction documents. The Fire Code Official shall have the authority to require construction documents and calculations for all fire protection systems and to require permits be issued for the installation, rehabilitation or modification of any fire protection system. Construction documents for fire protection systems shall be submitted for review and approval prior to the issuance of a building permit.

E. Section 903.2 (“Where required”) is deleted in its entirety (with the exception of Sections 903.2.1.5.1, 903.2.5, 903.2.11, 903.2.12, 903.2.14, 903.2.15, 903.2.16, 903.2.17, 903.2.18, and 903.2.19, which shall remain in effect).

F. Sections 903.2, 903.2.1, 903.2.2, 903.2.3, and 903.2.4 are adopted to read as follows:

903.2 Where required. Approved automatic sprinkler systems in new and existing buildings shall be provided in the locations described in this section.

903.2.1 Required installations. An automatic sprinkler system shall be installed and maintained in all newly constructed buildings or structures.

903.2.2 Additions. An automatic sprinkler system shall be installed throughout any existing commercial or multi-family residential building when the floor area of the addition (including mezzanines) exceeds 50% of the existing floor area of the building or when an additional story is added.

## EXHIBIT “A”

903.2.3 Manufactured Homes. Fire sprinkler systems shall be installed in new manufactured and multifamily manufactured homes with two dwelling units in accordance with Title 25 of the California Code of Regulations.

903.2.4 Change of Occupancy. For any change of occupancy, when the proposed new occupancy classification is more hazardous based on a fire and life safety evaluation by the Fire Code Official and Chief Building Official, including conversion of buildings to single family residences, accessory dwelling units, bed and breakfast, inns, lodging houses or congregate residences or other similar uses, an automatic sprinkler system shall be installed throughout.

G. Section 903.3.1.1.1 (“Exempt locations”) is hereby amended by adding new exemptions 8-12 to read as follows:

8. Detached pool houses, workshops, Group U private garages, barns and similar structures, built in conjunction with existing non-sprinklered single family residences and provided the new structure is less than 1,000 square feet and is not intended for use as a dwelling unit.

9. Detached non-combustible, limited combustible, or fire-retardant treated wood canopies.

10. Group B or M occupancies less than 1000 square feet.

11. Detached restroom facilities associated with golf courses, parks and similar uses.

12. Shipping containers used for storage purpose and located no closer than 5 feet to a building, property line or other container.

H. Section 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 of the 2019 edition of the California Fire Code and as amended by City of Napa NFPA 13D locally adopted amendments.

I. Section 903.4.3 (“Floor Control Valves”) is amended to read as follows:

903.4.3 Floor control valves. Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor in buildings that are two or more stories in height.

J. Table 1505.1 (“Minimum Roof Covering Classification for types of construction”) is hereby amended to read as follows:

TABLE 1505.1<sup>a</sup>

## EXHIBIT “A”

### MINIMUM ROOF COVERING CLASSIFICATION FOR TYPES OF CONSTRUCTION

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

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m<sup>2</sup>.

1. Unless otherwise required in accordance with *Chapter 7A*.

K. Section 1505.1.3 (“Roof covering within all other areas”) is amended to read as follows:

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

L. Section 105.2 (“Work exempt from Permit”) is amended by adding a new exemption 14 to the list of “Building” exemptions to read as follows:

14. Platforms, decks, walks, and driveways which are not more than 30 inches above grade and not over any basement or story below, and when not part of a required path of travel for disabled access and defined herein.

#### **15.04.040 Amendments to California Residential Code**

A. Section R108 (“Fees”) is deleted in its entirety. Fees owed under Napa Municipal Code Chapter 15.04 shall be established, implemented, and enforced in accordance with Napa Municipal Code Chapter 3.04, particularly Sections 3.04.040 and 3.04.050.

B. Section R112 (“Board of appeals”) is deleted in its entirety. Appeals of order, decisions, or determinations made under this Chapter shall be heard pursuant to Napa Municipal Code Section 15.04.100.

C. Sections R113.3 (“Prosecution of violation”) and R113 (“Violation penalties”) are deleted in their entirety. Violations under this Chapter are subject to the enforcement procedures set forth in Napa Municipal Code Chapter 1.16 and Napa Municipal Code Section 15.04.020.

D. Section R105.2 (“Work exempt from permit”) is amended by deleting exemption 10 under “Building” in its entirety and replacing it with the following:

10. Platforms, decks, walks and driveways that are not more than 30 inches above grade and not over any basement or story below, and when not part of a required path of travel for disabled access as defined herein.

E. Section R313.1 (“Townhouse automatic fire sprinkler systems”) and is amended to read as follows:

## EXHIBIT “A”

R313.1 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses.

Exception: An automatic residential fire sprinkler system shall not be required in existing townhouses except where there is an addition that exceeds 50% of the existing floor area.

F. Section R313.2 (“One-and two-family dwellings automatic fire sprinkler systems”) is amended to read as follows:

R313.2 One- and two-family dwellings automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings.

Exceptions:

1. An automatic residential fire sprinkler system shall not be required in existing one- and two-family dwellings except where there is an addition that exceeds 50% of the existing floor area.
2. An automatic residential fire sprinkler system shall not be required in accessory dwelling units provided that all of the following requirements are satisfied:
  - a. The unit is an accessory dwelling unit as defined in Government Code Section 65852.2.
  - b. The existing primary residence is not equipped with fire sprinklers.
  - c. If the accessory dwelling unit is an attached accessory dwelling unit as defined in Napa Municipal Code Chapter 17, it does not exceed 50 percent of the existing floor area (square footage) of the primary residence. If the accessory dwelling unit is a detached accessory dwelling unit as defined in Napa Municipal Code Chapter 17, it does not exceed 1,200 square feet in size.

G. Section R918.1.4 (“Installation”) is amended to read as follows:

R918.1.4 Installation. Solar photovoltaic panels/modules shall be installed in compliance with the requirements of the California Residential Code, California Electrical Code, California Building Code, California Fire Code and California State Fire Marshal Solar Photovoltaic Installation Guidelines (the “Solar Photovoltaic Installation Guideline,” published June 2012 by the Office of the California State Fire Marshall, California Department of Forestry and Fire Protection, incorporated herein by reference).

Exception: Detached Group U non-habitable structures such as parking shade structures, carports, solar trellises, and similar type structures are not subject to the requirements of this section.

### 15.04.050 Section Reserved

### 15.04.060 Amendments to California Mechanical Code

## **EXHIBIT “A”**

A. Section 107.0 (“Board of appeals”) is deleted in its entirety. Appeals of order, decisions, or determinations made under this Chapter shall be heard pursuant to Napa Municipal Code Section 15.04.100.

B. Sections 106.2 (“Violations”) and 106.3 (“Penalties”) are deleted in their entirety. Violations under this Chapter are subject to the enforcement procedures set forth in Napa Municipal Code Chapter 1.16 and Napa Municipal Code Section 15.04.020.

C. Chapter 1, Division II, Section 104.5 (“Fees”) is deleted in its entirety. The city shall establish fees by resolution or ordinance for services rendered under this Chapter (including fees for plan check and inspection). Fees shall be established, implemented, and enforced in accordance with Napa Municipal Code Chapter 3.04, particularly Sections 3.04.040 and 3.04.050.

### **15.04.070 Amendments to California Plumbing Code**

A. Section 107.0 (“Board of appeals”) is deleted in its entirety. Appeals of order, decisions, or determinations made under this Chapter shall be heard pursuant to Napa Municipal Code Section 15.04.100.

B. Sections 106.2 (“Violations”) and 106.3 (“Penalties”) are deleted in their entirety. Violations under this Chapter are subject to the enforcement procedures set forth in Napa Municipal Code Chapter 1.16 and Napa Municipal Code Section 15.04.020.

C. Section 104.5 (“Fees”) is deleted in its entirety. The city shall establish fees by resolution or ordinance for services rendered under this Chapter (including fees for plan check and inspection). Fees shall be established, implemented, and enforced in accordance with Napa Municipal Code Chapter 3.04, particularly Sections 3.04.040 and 3.04.050.

### **15.04.080 Amendments to California Fire Code.**

A. Paragraph 1 of Section 1.11.2.1.1 (“Enforcement”) is deleted in its entirety and replaced with the following:

1. The City Council hereby delegates the responsibility and authority to enforce building standards relating to fire and panic safety and other regulations of the State Fire Marshal as they relate to Group R, Division 3 dwellings, as described in Section 310.1 of Part 2 of the California Building Standards Code, to the Fire Code Official.

B. Section 103.2 (“Appointment”) is deleted in its entirety. The City Manager (or the City Manager's designee) shall designate the individuals responsible under this Chapter for performing the responsibilities of the Fire Code Official.

C. Section 105.4.4.1 (“Phased Approval”) is deleted in its entirety.

D. Section 109.1 (“Board of Appeals”) is deleted in its entirety.



## EXHIBIT “A”

E. Sections 110.3.1 (“Service”), 110.3.2 (“Compliance with orders and notices”) and 110.3.3 (“Prosecution of violations”) are deleted in their entirety. Violations under this Chapter are subject to the enforcement procedures set forth in Napa Municipal Code Chapter 1.16 and Napa Municipal Code Section 15.04.020.

F. Section 112.4 (“Failure to Comply”) is deleted in its entirety. Violations under this Chapter are subject to the enforcement procedures set forth in Napa Municipal Code Chapter 1.16 and Napa Municipal Code Section 15.04.020.

G. Section 307.1 (“General”) is amended to read as follows:

307.1 General. A person shall not kindle or maintain or authorize to be kindled or maintained any open burning unless conducted for agricultural operations, approved in accordance with this Section and a permit obtained from the Fire Code Official.

H. Section 307.4.1 (“Bonfires”) is amended to read as follows:

307.4.1 Bonfires. Bonfires are prohibited within the City of Napa.

I. Section 307.4.2 (“Recreational fires”) is amended to read as follows:

307.4.2 Recreational fires. Recreational fires are prohibited within the City of Napa.

J. Section 401.3.3 (“Delayed Notification”) is amended to read as follows:

401.3.3 Delayed Notification. A person, alarm company, remote, central or proprietary station shall not, by verbal or written directive, require any delay in the reporting of a fire or fire alarm signal to the fire department. Upon receipt of an alarm signal an alarm monitoring company shall first notify the fire department dispatch center prior to contacting the alarm subscriber.

K. Section 501.3 (“Construction Documents”) is amended to read as follows:

501.3 Construction documents. Construction documents for proposed fire apparatus access, location of fire lanes, construction documents, hydraulic calculations for fire hydrants systems, and all fire protection system plans shall be submitted and approved prior to the issuance of a building permit.

L. Section 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 this section 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

## EXHIBIT “A”

M. Section 505.1 (Address Identification) is amended to read as follows:

505.1 Address Identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed 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.

N. Section 505.1.1 ("Multi-Tenant Buildings") is added to read as follows:

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.

O. Section 505.1.2 ("Multiple Building on One Site") is added to read as follows:

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.

P. Section 505.1.3 ("Rear Addressing") is added to read as follows:

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.

## EXHIBIT “A”

Q. Section 505.1.4 (“Accessory Dwelling Unit Addressing”) is added to read as follows:

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”.

R. Section 507.2 (“Type of Water Supply”) is amended to read as follows:

507.2 Type of water supply. A water supply shall consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems connected to the municipal water system and capable of providing the required fire flow. Private water systems shall not be utilized for providing the required fire flow.

S. Section 603.8 (“Incinerators”) is amended to read as follows:

603.8 Incinerators. Commercial, industrial and residential-type incinerators and chimneys are prohibited within the City of Napa.

T. Section 607.2 (“Where Required”) is amended to read as follows:

607.2 Where required. A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease laden vapors. Cooking facilities in assembly occupancies and congregate residences shall be considered commercial operations.

U. Section 901.2 (“Construction Documents”) is amended to read as follows:

901.2 Construction documents. The Fire Code Official shall have the authority to require construction documents and calculations for all fire protection systems and to require permits be issued for the installation, rehabilitation or modification of any fire protection system. Construction documents for fire protection systems shall be submitted for review and approval prior to the issuance of a building permit.

V. Section 901.4.2 (“Non-Required Fire Protection Systems”) is deleted in its entirety.

W. Section 901.6.3 (“Records”) is amended to read as follows:

901.6.3 Records. Records of all system inspections, tests and maintenance required by the referenced standards shall be maintained on the premises in a readily accessible location for a minimum of five years and shall be provided to the fire code official upon request.

X. Section 903.2 (“Where required”) is deleted in its entirety (with the exception of Sections 903.2.1.5.1, 903.2.5, 903.2.11, 903.2.12, 903.2.14, 903.2.15, 903.2.16, 903.2.17, 903.2.18 and 903.2.19, which shall remain in effect).

## EXHIBIT “A”

Y. Sections 903.2, 903.2.1, 903.2.2, and 903.2.4 are adopted to read as follows:

903.2 Where required. Approved automatic sprinkler systems in new and existing buildings shall be provided in the locations described in this section.

903.2.1 Required installations. An automatic sprinkler system shall be installed and maintained in all newly constructed buildings or structures.

903.2.2 Additions. An automatic sprinkler system shall be installed throughout any existing commercial or multi-family residential building when the floor area of the addition (including mezzanines) exceeds 50% of the existing floor area of the building or when an additional story is added.

903.2.3 Manufactured Homes. Fire sprinkler systems shall be installed in new manufactured and multifamily manufactured homes with two dwelling units in accordance with Title 25 of the California Code of Regulations.

903.2.4 Change of Occupancy. For any change of occupancy, when the proposed new occupancy classification is more hazardous based on a fire and life safety evaluation by the Fire Code Official and Chief Building Official, including conversion of buildings to single family residences, accessory dwelling units, bed and breakfast, inns, lodging houses or congregate residences or other similar uses, an automatic sprinkler system shall be installed throughout.

Z. Section 903.3.1.1.1 (“Exempt locations”) is amended by adding by adding new exemptions 8-12 to read as follows:

8. Detached pool houses, workshops, Group U private garages, barns and similar structures, built in conjunction with existing non-sprinklered single family residences and provided the new structure is less than 1,000 square feet and is not intended for use as a dwelling unit.

9. Detached non-combustible, limited combustible, or fire-retardant treated wood canopies.

10. Group B or M occupancies less than 1000 square feet.

11. Detached restroom facilities associated with golf courses, parks and similar uses.

12. Shipping containers used for storage purpose and located no closer than 5 feet to a building, property line or other container.

AA. Section 903.3.1.3 (“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 Napa Municipal Code Section 15.04.080.

BB. Section 903.3.1.4 (“Stock of spare sprinklers”) is added to read as follows:

## EXHIBIT “A”

### 903.3.1.4 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.

CC. Section 903.3.1.5 (“Pressure Gauges”) is added to read as follows:

903.3.1.5 Pressure Gauges. All newly installed NFPA 13D piping systems shall have a pressure gauge installed.

DD. Chapter 80, “\*NFPA 13D, Amended Sections as follows” is amended to make the following additional amendments to NFPA 13D:

- a. Revise Section 7.6 (“Alarms”) to read as follows:

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

- b. Delete ANNEX FIGURE A.6.2(a)(“Minimum Requirements for a Stand-Alone System”)in its entirety.
- c. Revise ANNEX FIGURE A.6.2(b) (“Acceptable Arrangement for Stand-Alone Piping Systems – Option 1”) to add the following text underneath the figure:
  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.

EE. Section 903.4.3 (“Floor Control Valves”) is amended to read as follows:

## EXHIBIT “A”

903.4.6 Floor control valves. Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor in buildings that are two or more stories in height.

FF. Section 907.1.1 (“Construction Documents”) is amended to read as follows:

907.1.1 Construction documents. Construction documents for fire alarm systems shall be of sufficient clarity to indicate the location, nature and extent of work proposed and show in detail that the work will conform to the provisions of this code, the California Building Code, and relevant laws, ordinances, rules and regulations, as determined by the Fire Code Official. Required plans shall be submitted and approved prior to the issuance of a building permit.

GG. Section 907.2.12.1.2 (“Duct Smoke detection”) is amended to add subsection 3 as follows:

3. Duct smoke detectors shall be capable of being reset by a readily accessible, remote push button or key activated switch as approved by the Fire Code Official.

HH. Section 1204.2.1 (“Solar photovoltaic systems for Group R-3 buildings”) is amended to add the following subsections 3 and 4 under “Exceptions”:

3. No exterior conduit shall be installed within any required Pathway to the ridge or required Setback at the ridge.

4. No interior conduit shall be installed within any required setback at the ridge.

II. 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**

<b>Automatic Sprinkler System (Design Standard)</b>	<b>Minimum Fire Flow (Gallons Per Minute)</b>	<b>Flow Duration (Hours)</b>
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) <sup>a</sup>	Duration in table B105.1 (2) at the reduced flow rate
Section 903.3.1.2 of the California Fire Code <sup>c</sup>	50% of the value in table B105.1 (2) <sup>b</sup>	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.

### 15.04.090 Amendments to the California Green Building Standards Code

## EXHIBIT “A”

A. The following voluntary residential measures identified in Appendix A4, “Residential Voluntary Measures,” shall be mandatory:

Sections A4.203.1, A4.203.1.1, A4.203.1.1.1, A4.203.1.1.2, A4.204, A4.204.1, A4.204.1.1, A4.303.1, A4.303.3, A4.306.1, A4.503.1 ( Tier 1 shall be mandatory), A4.504.1, A4.504.3 ( Tier 1 shall be mandatory), A4.506.1

B. Sections 4.408.1 and 4.408.2 of Chapter 4, “Residential Mandatory Measures” are amended to add a note after the existing text to read as follows:

NOTE: All “Covered Projects,” as that term is defined by Napa Municipal Code Section 15.32.020, shall comply with the requirements of Napa Municipal Code Chapter 15.32

C. The following voluntary nonresidential measures identified in Appendix A5, “Nonresidential Voluntary Measures,” shall be mandatory:

Sections A5.203.1.1 (Tier 1), A5.203.1.1.1, A5.212.1, A5.303.2.3.1 (Tier 1), A5.303.3 (as amended), A5.304.9 ( as added), A5.404.1, A5.405.1, A5.405.2.1, A5.405.4 (Tier 1), A5.405.5 (and following sections as enumerated therein), A5.406.1.1, A5.504.1.1, A5.504.1.2, A5.504.2, A5.504.5.1, A5.504.5.2, A5.507.1.1, A5.507.1.1.1, A5.507.1.1.2, A5.507.2, A5.507.3, A5.507.3.1, A5.507.3.2

D. Section 5.106.1 “Stormwater pollution prevention for projects that disturb less than one acre of land of Chapter 5, “Nonresidential Mandatory Measures,” is amended to add a note after the existing text to read as follows:

Note: All projects disturbing one (1.0) acre or less shall comply with the requirements of Napa Municipal Code Chapter 8.36 “Stormwater Runoff Pollution Control.”

E. Section A5.303.3 (“Appliances and fixtures for commercial application”) of Appendix A5 is amended to read as follows:

A5.303.3 Appliance and fixtures for commercial application. Appliances and fixtures shall meet the following:

1. Clothes washers shall have a maximum Water Factor (WF) that will reduce the use of water by 10 percent below the California Energy Commissions’ WF standards for commercial clothes washers located in Title 20 of *the California Code of Regulations*.

2. Dishwashers shall meet the following water use standards:

a. Residential- EnergyStar.

i. Standard Dishwashers- 4.25 gallons per cycle.

ii. Compact Dishwashers- 3.5 gallons per cycle.

b. Commercial- Refer to Table A5.303.3

## EXHIBIT “A”

3. Ice makers shall be air cooled or, if water-cooled, be part of a closed-loop cooling system.

4. Food steamers shall be connection-less or boiler-less

5. If water softeners installed as part of a project, they shall comply with NSF/ANSI Standard 44 provisions, including the following features:

- Demand-initiated regeneration (DIR) system, not timeclock initiated
- Minimum salt efficiency of 3,350 grains total hardness per pound of salt
- Generate no more than five gallons of water per 1000 grains of hardness removed during service cycle.

F. Appendix A5 is amended to add Section A5.304.9, “Service pressure” to read as follows:

A5.304.9 Service Pressure. Nonresidential structures shall be limited to a maximum of 60-psi static service pressure; sites consistently experiencing greater than 65 psi shall require the installation of a pressure regulator. Piping for fire sprinkler systems is excluded for this requirement.

G. Sections 5.408.1 (“Construction waste diversion”), 5.408.2 (“Construction waste management plan”), 5.408.2.1 (“Documentation”) and 5.408.3 (“Construction waste”) of Chapter 5, “Nonresidential Mandatory Measures,” and Section A5.408.3.1.1 (“Verification of compliance”) of Appendix A5, “Nonresidential Voluntary Measures,” are amended to add a note after the existing text to read as follows:

NOTE: All “Covered Projects,” as that term is defined by Napa Municipal Code Section 15.32.020, shall comply with the requirements in Napa Municipal Code Chapter 15.32.

### 15.04.100 Building and Fire Code Board of Appeals.

A. There shall be a Building and Fire Code Board of Appeals (“Building Board of Appeals”) to consist of five members. The Building Board of Appeals shall be the “local appeals board” and the “housing appeals board” (as those phrases are defined and used in the California Building Standards Code). Each member shall be appointed and hold office in accordance with procedures established by resolution of the City Council. Each member shall demonstrate necessary qualifications, knowledge, experience, and training in matters related to building construction and fire protection.

B. The Building Board of Appeals shall be considered a “standing committee” with a continuing subject matter jurisdiction. Thus, the Building Board of Appeals shall be subject to the requirements of the Brown Act (California Government Code Section 54950 et seq.); however, the Building Board of Appeals shall have no regular meetings, and all meetings shall be special meetings noticed pursuant to California Government Code Section 54956. The Building Board of Appeals shall conduct its meetings in accordance with procedures established by resolution of the City Council. The Building Board of Appeals may establish its own rules of procedure or by-laws consistent with City Council resolutions and ordinances.



## EXHIBIT “A”

C. Any person adversely affected by a determination made by the Chief Building Official or Fire Code Official in administering or enforcing this chapter may appeal the determination to the Building Board of Appeals. The appeal shall be filed with the Chief Building Official no later than 10 days after receipt of written notice of the determination and the appeal provisions of this section. Upon receipt of an appeal by the Chief Building Official, a hearing shall be scheduled before the Building Board of Appeals. The Building Board of Appeals shall consider relevant evidence presented at the hearing, and shall render a final written decision within a reasonably prompt time after the conducting the hearing. The authority of the Building Board of Appeals to render a written decision shall be limited to the scope of authority of the Chief Building Official (or Fire Code Official), and the Building Board of Appeals shall have no authority to waive a requirement of this chapter.

D. Any person aggrieved by a decision of the Building Board of Appeals may request an administrative hearing within 10 days of the issuance of the final written decision. Any such request shall be made and heard in the same manner as an administrative hearing related to an administrative citation, in accordance with Napa Municipal Code Sections 1.24.070 through 1.24.100.

E. Failure to timely request an appeal to the Building Board of Appeals (pursuant to subsection C), or to an administrative hearing officer (pursuant to subsection D) constitutes a waiver of the hearing and a failure to exhaust administrative remedies.

F. Unless otherwise designated by the City Manager, the Chief Building Official shall be the principal city staff liaison to the Building Board of Appeals, and the Chief Building Official shall appoint a secretary to the Building Board of Appeals to comply with all procedural requirements (such as those identified in Council Policy Resolution No. 10, related to the Brown Act).

G. The Chief Building Official or the Fire Code Official may request a special meeting of the Building Board of Appeals in order to request advisory comments from the Building Board of Appeals regarding issues related to this chapter, such as the potential adoption of new codes, proposed code changes, or alternate methods and materials.

### **15.04.110 Disability Access Board of Appeals.**

A. There shall be a Disability Access Board of Appeals (“Access Board of Appeals”) to consist of five members. Each member shall be appointed and hold office in accordance with procedures established by resolution of the City Council. Three of the five members shall be members of the Building Board of Appeals, and shall be co-appointed by the City Council to be a member of the Building Board of Appeals and the Access Board of Appeals. Two of the five members shall be “physically handicapped persons” (as defined by California Health and Safety Code Section 19957.5).

B. The Access Board of Appeals shall be considered a “standing committee” with a continuing subject matter jurisdiction. Thus, the Access Board of Appeals shall be subject to the requirements of the Brown Act (California Government Code Section 54950 et seq.); however, the Access Board of Appeals shall have no regular meetings, and all meetings shall be special meetings noticed pursuant to California Government Code Section 54956. The Access Board of Appeals shall conduct its meetings in accordance with procedures established by resolution of the City Council. The Access Board of Appeals may establish its own rules of procedure or by-laws consistent with City Council resolutions and ordinances.

## EXHIBIT “A”

C. Any person aggrieved by a determination made by the Chief Building Official or Fire Code Official in administering or enforcing the portions of this chapter related to access to “public accommodations or facilities” (pursuant to California Health and Safety Code Section 19955, et seq.) may appeal the determination to the Access Board of Appeals. The appeal shall be filed with the Chief Building Official no later than 10 days after receipt of written notice of the determination and the appeal provisions of this section. Upon receipt of an appeal by the Chief Building Official, a hearing shall be scheduled before the Access Board of Appeals. The Access Board of Appeals shall consider relevant evidence presented at the hearing, and shall render a final written decision within a reasonably prompt time after conducting the hearing. The authority of the Access Board of Appeals to render a written decision shall be limited to the scope of authority of the Chief Building Official (or Fire Code Official), and the Access Board of Appeals shall have no authority to waive a requirement of this chapter.

D. Any person aggrieved by a decision of the Access Board of Appeals may request an administrative hearing within 10 days of the issuance of the final written decision. Any such request shall be made and heard in the same manner as an administrative hearing related to an administrative citation, in accordance with Napa Municipal Code Sections 1.24.070 through 1.24.100.

E. Failure to timely request an appeal to the Access Board of Appeals (pursuant to subsection C), or to an administrative hearing officer (pursuant to subsection D) constitutes a waiver of the hearing and a failure to exhaust administrative remedies.

F. Unless otherwise designated by the City Manager, the Chief Building Official shall be the principal city staff liaison to the Access Board of Appeals, and the Chief Building Official shall appoint a secretary to the Access Board of Appeals to comply with all procedural requirements (such as those identified in Council Policy Resolution No. 10, related to the Brown Act).

G. The Chief Building Official or the Fire Code Official may request a special meeting of the Access Board of Appeals in order to request advisory comments from the Access Board of Appeals regarding issues related to this chapter, such as the potential adoption of new codes, proposed code changes, or alternate methods and materials.