



AGENCY: City Council MEETING

DATE: April 8, 2024

DEPARTMENT: Fort Bragg Fire Protection Authority

PRESENTED BY: Marie Jones Consulting

AGENDA ITEM SUMMARY

TITLE: Receive report and

1. Introduce, by Title only, and Waive further reading of Ordinance (XXX-2024) Repealing and Replacing Chapter 15.04 (Construction Codes – Adopted By Reference) and Chapter 15.05 (California Fire Code) of Title 15 (Buildings and Construction) of the Fort Bragg Municipal Code; Adopting and Incorporating the California Administrative Code, California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, California Historical Building Code, California Existing Building Code, California Green Building Standards Code, California Referenced Standards Code And California Fire Code; Adopting Local Findings; and Making Other Technical and Administrative Revisions To Title 15.

and

2. Introduce, by Title only, and Waive further reading of Ordinance (XXX-2024) to Amend Chapter 15.06 of the Fort Bragg Municipal Code to require sprinkler installation in buildings with building permits with a cumulative valuation of \$150,000 or more, over a three-year period.

ISSUE:

Every three years the State of California updates its Fire and building codes. The last state update was in 2022. However, the City's Municipal Code currently references the 2019 codes. This ordinance will update those references to 2022.

In 2016, when the Fort Bragg Fire Protection Authority proposed changes to the Fort Bragg Municipal Code (FBMC) Chapter 15.06, Automatic Fire Sprinkler and Alarm Systems, a section was altered that fundamentally changed the intent of this ordinance. The altered language made it easier to ignore the sprinkler requirements. If remodeling was completed in phases over time, applicants can legally bypass the intent of the City sprinkler requirements.

ANALYSIS:

The purpose of FBMC Chapter 15.06, Automatic Fire Sprinkler and Alarm Systems is to ensure that new construction and significant remodels include installation of

automatic fire sprinklers. In 2015, the ordinance read as follows:

Existing commercial and multifamily buildings which are remodeled, added to, or altered, including maintenance and repair activities, when the valuation cost of such work within any 36- month period exceeds \$75,000, shall have an automatic fire sprinkler system installed.

In 2016, the City Council adopted language that omitted the 36-month period, which created a "loophole" that, can allow the applicants to bypass sprinkler requirements. The current ordinance § 15.06.030 B 1 now reads:

Existing commercial and multifamily buildings which are remodeled, added to, or altered, including maintenance and repair activities, when the building permit valuation cost of such exceeds \$75,000, shall have an automatic fire sprinkler system installed.

Fire Department Staff recommended that the City add the 36-month timeframe back into the ordinance to close the loophole at the City Council meeting on November 27, 2023. The City Council discussed this item and agreed to the following revised language.

Existing commercial and multifamily buildings which are remodeled, added to, or altered, including maintenance and repair activities, when the valuation of the cost of such work within any 36-month period exceeds \$150,000, shall have an automatic fire sprinkler system installed. The sprinkler system shall be connected with the City's water service as determined by the Director of Public Works. Roof replacement costs and the installation of solar panels (PV) will not be calculated in the \$150,000 limit. The \$150,000 valuation will be determined by the Mendocino County Planning and Building Department through their plan review process and completed on the application for any building permit.

RECOMMENDED ACTIONS:

1. Introduce, by Title only, and Waive further reading of Ordinance XXX-2024 Repealing And Replacing Chapter 15.04 (Construction Codes – Adopted By Reference) and Chapter 15.05 (California Fire Code) of Title 15 (Buildings and Construction) of The Fort Bragg Municipal Code; Adopting and Incorporating The California Administrative Code, California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, California Historical Building Code, California Existing Building Code, California Green Building Standards Code, California Referenced Standards Code And California Fire Code; Adopting Local Findings; and Making Other Technical and Administrative Revisions To Title 15.

2. Introduce, by Title only, and Waive further reading of Ordinance XXX-2024 to Amend Chapter 15.06 of the Fort Bragg Municipal Code to require sprinkler installation in buildings with building permits with a cumulative valuation of \$150,000 or more, over a three-year period.

ALTERNATIVE ACTION(S):

None.

ATTACHMENTS:

1. Ordinance XXX-2024 Repealing And Replacing Chapter 15.04 (Construction Codes – Adopted By Reference) and Chapter 15.05 (California Fire Code) of Title 15 (Buildings and Construction) of The Fort Bragg Municipal Code; Adopting and Incorporating The California Administrative Code, California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, California Historical Building Code, California Existing Building Code, California Green Building Standards Code, California Referenced Standards Code And California Fire Code; Adopting Local Findings; and Making Other Technical and Administrative Revisions To Title 15.
2. Ordinance XXX-2024 to Amend Chapter 15.06 of the Fort Bragg Municipal Code to require sprinkler installation in buildings with building permits with a cumulative valuation of \$150,000 or more, over a three-year period.