

ORDINANCE NO. 267

AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CANYON LAKE, CALIFORNIA, ADOPTING BY REFERENCE THE 2025 CALIFORNIA BUILDING STANDARDS CODE (TITLE 24, CALIFORNIA CODE OF REGULATIONS), INCLUDING THE 2025 CALIFORNIA FIRE CODE, WITH LOCAL AMENDMENTS; REPEALING CONFLICTING ORDINANCES; AND DECLARING THE URGENCY THEREOF

WHEREAS, the California Building Standards Commission has adopted the 2025 edition of the California Building Standards Code, California Code of Regulations, Title 24 (the “2025 Code”), which becomes effective statewide on January 1, 2026; and

WHEREAS, the California Health and Safety Code requires the City to enforce the California Building Standards Code and authorize the City to make reasonable local amendments to the State standards based on local climatic, geological, or topographical conditions, supported by express findings; and

WHEREAS, Government Code section 50022.2 provides that “[a] local agency ordinance may adopt a code, the adoption of which is expressly required or permitted as a condition of compliance with a state statute, by reference without complying with the procedures and requirements of this article,” and the City’s adoption by reference of the 2025 California Building Standards Code (Title 24, California Code of Regulations) is expressly required and permitted to comply with State law; and

WHEREAS, the City Council desires to adopt by reference the 2025 Code including, without limitation, the 2025 California Building Code, Residential Code, Electrical Code, Mechanical Code, Plumbing Code, Fire Code, Energy Code, Historical Building Code, Existing Building Code, and Green Building Standards Code and to adopt local amendments reasonably necessary to address Canyon Lake’s unique local climatic, geological, and topographical conditions; and

WHEREAS, the Fire Chief and Deputy Building Official have recommended, and the City Council has considered, local amendments and corresponding findings; and

WHEREAS, the City Council finds and determines that each local amendment to the 2025 Code is reasonably necessary due to local climatic, geological, or topographical conditions, and directs that the required findings be filed with the California Building Standards Commission; and

WHEREAS, adoption of State building standards with limited health-and-safety local amendments does not constitute a project under the California Environmental Quality Act (“CEQA”) because it can be seen with certainty that it will not have a reasonably foreseeable direct or indirect physical change in the environment (CEQA Guidelines § 15061(b)(3)); and

WHEREAS, to ensure continuity of life-safety regulation and to avoid uncertainty for permit applicants and inspectors across the year-end transition, the City Council desires to adopt an

urgency ordinance effective immediately and, in tandem, to introduce a regular ordinance that will become effective 30 days after its adoption; and

WHEREAS, the City Council further finds that this ordinance is necessary for the immediate preservation of the public peace, health, and safety within the meaning of Government Code section 36937(b), in that it provides for the immediate application of current building and fire-life-safety standards at the outset of the State’s 2025 Code effectiveness period, thereby ensuring consistent and enforceable standards for plan review, permitting, and inspections; and

WHEREAS, upon the effective date of the regular ordinance, the urgency ordinance will be superseded and of no further force and effect, and all ordinances or parts of ordinances in conflict herewith shall be repealed to the extent of such conflict.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CANYON LAKE DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Chapter 8.02 of the Canyon Lake Municipal Code is repealed and readopted to read as follows:

**Chapter 8.02
Adoption of California Building Standards Codes**

Section

- 8.02.010 Adoption by Reference; Purpose**
- 8.02.020 Codes and Editions Adopted; Appendices**
- 8.02.030 Precedence; Conflicts**
- 8.02.040 Transitional Application**
- 8.02.050 Permit Exemptions Not Authorization to Violate Law**

8.02.010 Adoption by Reference; Purpose.

Pursuant to Health and Safety Code sections 17958, 17958.5, 17958.7, and 18941.5, and Government Code section 50022.2, the City adopts by reference the California Building Standards Code, California Code of Regulations, Title 24, 2025 Edition (the “2025 Code”), together with local amendments set forth in this Chapter, for the purpose of prescribing regulations for the erection, construction, enlargement, alteration, repair, improvement, removal, conversion, demolition, occupancy, equipment use, height, and area of buildings and structures within the City of Canyon Lake.

8.02.020 Codes and Editions Adopted; Appendices.

A. Title 24 Parts. The following Parts of the 2025 California Building Standards Code are adopted by reference, including the editions and base model codes indicated, and as limited or expanded by each Part’s matrix adoption tables:

1. Part 1. California Administrative Code (2025).

2. Part 2. California Building Code (CBC), 2025, including Chapter 1, Division II, and Appendix J, based on the 2024 International Building Code (ICC).
 3. Part 2.5. California Residential Code (CRC), 2025, including Appendices J and V, based on the 2024 International Residential Code (ICC).
 4. Part 3. California Electrical Code (CEC), 2025, based on the 2023 National Electrical Code (NFPA 70).
 5. Part 4. California Mechanical Code (CMC), 2025, based on the 2024 Uniform Mechanical Code (IAPMO).
 6. Part 5. California Plumbing Code (CPC), 2025, based on the 2024 Uniform Plumbing Code (IAPMO).
 7. Part 6. California Energy Code, 2025.
 8. Part 8. California Historical Building Code, 2025.
 9. Part 10. California Existing Building Code, 2025.
 10. Part 11. California Green Building Standards Code (CALGreen), 2025.
 11. Part 12. California Referenced Standards Code, 2025.
- B. Supplemental Codes. To the extent not preempted by Title 24 and for purposes of property maintenance and the abatement of dangerous buildings as public nuisances, the City adopts:
1. International Property Maintenance Code, 2021 Edition (ICC).
 2. Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition (ICC).
- These codes apply only where not superseded by Title 24 or by this Chapter and may be enforced through the City's nuisance and code-enforcement procedures.
- C. Matrix Adoption Tables and Appendices. Adoption is subject to each Part's matrix adoption tables, including inclusions/exclusions therein. The specific appendices expressly identified in subsections A(2) and A(3) are adopted; other appendices are not adopted unless expressly stated in this Chapter.

8.02.030 Precedence; Conflicts.

- A. The provisions of the Codes adopted by this Chapter, as locally amended herein, constitute the Building Regulations of the City of Canyon Lake.

- B. Where any conflict exists between (i) a City-adopted supplemental code and (ii) Title 24 or a local amendment thereto, Title 24 and the local amendment control.
- C. Where any conflict exists between (i) unamended model code text referenced in a California Code Part and (ii) California amendments contained in that Part, the California amendments control.
- D. Where the California Code of Regulations and the California Building Standards Codes differ from any sections of the Construction Codes, State regulations prevail.

8.02.040 Transitional Application.

- A. Effective Date. The 2025 Code becomes effective on January 1, 2026, or as otherwise provided by State law.
- B. Applications and Permits.
 - 1. Building permit applications deemed complete on or after the effective date above shall comply with the 2025 Code as adopted and amended by this Chapter.
 - 2. Building permit applications deemed complete before the effective date above may be reviewed and permitted under the codes in effect at the time the application was deemed complete, unless State law requires otherwise, all at the discretion of the Building Official and applicable law.

Nothing herein authorizes work in violation of State law or reduces any minimum life-safety standard.

8.02.050 Permit Exemptions Not Authorization to Violate Law.

Exemptions from permit requirements within any adopted Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of any adopted Code, this Chapter, or any other applicable laws or ordinances of this jurisdiction.

Section 2. The City Council of the City of Canyon Lake, California, hereby makes the following findings in support of local amendments to the 2025 California Fire Code:

The City of Canyon Lake may establish more restrictive standards reasonably necessary to provide fire protection for life and property because of local climatic, geological, or topographical conditions.

1. Climatic Conditions:

The City of Canyon Lake is located in southern California and in western Riverside County. This part of the County is subject to high temperatures, high velocity wind conditions which may reach

or exceed 70 m.p.h., and extended periods with little to no precipitation. These dry climatic conditions and high winds cause drying of vegetation and building materials and contribute to rapid spread of fires leading to a need for increased levels of protection.

After many years of drought there are times when significant rainfall can affect the City. The runoff from this rainfall can cause flooding and mudslides putting lives and property at risk and cause emergency response delays. Frequent periods of drought and low humidity add to the fire danger. This predisposes the area to large destructive fires (conflagrations) which necessitates rapid identification, locating, and extinguishment of all fires in the smallest stage possible. In addition to directly damaging or destroying buildings, these fire are also prone to disrupt utility services throughout the County. Obstacles generated by a strong wind, such as fallen trees, street lights, and utility poles, will greatly impact the response time to reach in incident scene.

Water demand in densely populated southern California far exceeds the quantity supplied by natural precipitation; and although the population continues to grow, the already-taxed water supply does not. California is projected to increase in population by nearly 10 million residents over the next quarter of a century with 50 percent of that growth centered in southern California. Due to storage capacities and consumption, and a limited amount of rainfall, future water allocation is not fully dependable. This necessitates the need for additional and on-site fire protection features. It would also leave tall buildings vulnerable to uncontrolled fire due to a lack of available water and an inability to pump sufficient quantities of available water to upper floors in a fire.

2. Topographical Conditions:

Traffic and circulation congestion, along with limited access routes to the area, contribute to increased response times to emergencies. These conditions increase response times and makes it necessary to require additional life safety requirements to protect lives and property.

3. Geological Conditions:

The City of Canyon Lake is located in an area of substantial seismic activity. Several faults, including the San Andreas, San Jacinto, and Elsinore Fault, are located near the City. These faults can be expected to have a major impact on the City of Canyon Lake and pose a threat to lives and property. Bridges are particularly vulnerable to collapse, and dam failure may generate major downstream flooding. Buildings vary in susceptibility, dependent upon construction and the types of soils on which they are built. Earthquakes destroy power and telephone lines; gas, sewer, or water mains; which in turn may set off fires and/or hinder firefighting or rescue efforts. Ground shaking may occur in areas 65 miles or more from the epicenter (the point of ground surface about the focus). Ground shaking can change the mechanical properties of some fine grained, saturated soils, where upon they liquefy and act as a fluid (liquefaction). Damage to building construction, bridges, gas lines, water, and sewer lines would have a catastrophic impact on the community and City resources would be taxed beyond capabilities.

Previous earthquakes in southern California have been accompanied by disruption of traffic flow and fires. A severe seismic event has the potential to negatively impact any rescue or fire

suppression activities because it is likely to create obstacles similar to those indicated under the high wind section above. With the probability of strong aftershocks there exists a need to provide increased protection for anyone on upper floors of buildings.

Road circulation features located throughout the County and City of Canyon Lake also make amendments reasonably necessary. Located through the County and the City of Canyon Lake are major roadways, highways, and flood control channels that create barriers and slow response times. Hills, slopes, street and storm drain design, accompanied with occasional heavy rainfall, causes roadway flooding and landslides and at times may make an emergency access route impassable. There are areas in Riverside County that naturally have extended emergency times that exceed our seven minute forty-five second response time goal.

California Health and Safety Code Sections 17958.7 and 18941.5 require that the modification or change be expressly marked and identified as to which each finding refers. Therefore, the City Council finds that the following table sets forth the 2025 California Fire Code sections that have been modified and the associated local climatic, geological, and/or topographical conditions described above supporting the modification.

2025 CA Fire Code Section	Title/Subject	Findings
1.1.1	Title	Administrative
101.4	Severability	Administrative
102.5	Application of Residential Code	1, 2 & 3
103.1	Creation of Agency	Administrative
104.1.1	Authority of Fire Chief and Fire Department	Administrative
104.7	Liability	Administrative
104.12	Authority to close hazardous fire areas	Administrative
105.5.5	Carnivals, fairs, and special events	1, 2 & 3
105.5.60	General use permit	Administrative
108.1	Fees	Administrative
108.2	Schedule of Permit Fees	Administrative
108.4.1	Fees for Working or Performing W/out Permits	Administrative
108.7	Cost recovery	Administrative
108.8	Expense recovery	Administrative
110.7	Occupant count	Administrative
112.1	Board of Appeals established	Administrative
112.2	Limitations on Authority	Administrative
112.3	Qualifications	Administrative
113.4	Violation penalties	Administrative
114.4	Failure to comply	Administrative
202	Definitions	Administrative
307	Open Burning, Recreational Fires, Outdoor Fireplaces	1, 2 & 3
307.1.1	Prohibited Open Burning	1, 2 & 3

307.6	Outdoor Fireplaces, Fire Pits, or other similar devices used at Group R Occupancies	1, 2 & 3
307.6.1	Gas Fueled Devices	1, 2 & 3
307.6.2	Where Prohibited	1, 2 & 3
307.6.3	Outdoor Fireplaces Utilizing Wood or Solid	1, 2, & 3
308.1.7	Sky lanterns	1, 2 & 3
324	Mid-Rise Buildings	1, 2 & 3
501.1	Scope	1, 2 & 3
503.1	Fire Apparatus Access Roads	1, 2 & 3
503.1.2	Additional Access	1, 2 & 3
503.2.1	Dimensions	Administrative
503.2.2	Authority	Administrative
503.2.3	Surface	1, 2 & 3
503.6.1	Automatic Opener	Administrative
503.7	Loading Areas and Passenger Drop-Off Areas	Administrative
504.1	Required Access	Administrative
505.1	Address Numbers	Administrative
507.5.1.1	Hydrant for Fire Department Connections	1 & 2
507.5.7	Fire Hydrant Size and Outlets	1 & 2
507.5.8	Fire Hydrant Street Marker	1 & 2
508.1	General	1, 2 & 3
508.1.1	Location and Access	1, 2 & 3
508.1.3	Size	1, 2 & 3
508.1.6	Required Features	1, 2 & 3
509.2.1	Minimum Clearances	A, 2 & 3
608.11.1.2	Manual Operation	1 & 2
903.2	Where Required	1 & 2
903.2.8	Group R	1, 2 & 3
903.2.10	Group S-2 Parking Garages	1 & 2
903.2.10.1	Commercial Parking Garages	1 & 2
903.3.5.3	Hydraulically Calculated Systems	1, 2 & 3
907.1.6	Fire Alarm Control Panel	1 & 2
907.5.1	Occupant Notification Systems Required in Multi-tenant Buildings	1 & 2
914.12	General	Administrative
914.12.1	Automatic Fire Sprinkler and Standpipes	1, 2 & 3
914.12.2	Smoke Detection	1, 2 & 3
914.12.3	Fire Alarm System	1, 2 & 3
914.12.4	Emergency Voice Alarm Signaling System	1, 2 & 3
914.12.5	Fire Command Center	1, 2 & 3
914.12.6	Elevators	1, 2 & 3
914.12.7	Fire Department Communication System	1, 2 & 3
914.12.8	Means of Egress	1, 2 & 3
914.12.8.1	Extent of the Enclosure	1, 2 & 3

914.12.8.2	Pressurized Enclosures and Stairways	1, 2 & 3
914.12.8.3	Vestibules	1, 2 & 3
914.12.8.4	Pressure Differences	1, 2 & 3
914.12.8.5	Locking of Stairway Doors	1, 2 & 3
3204.2.1	Minimum Requirements for Client Leased or Occupant Owned Warehouses	Administrative
5601.7	Seizure of Fireworks	Administrative
5608.2	Firing	Administrative
5614	Explosives and Blasting	Administrative
5701.1	General	Administrative
Appendix B	Fire-flow requirements for buildings	1, 2 & 3
Appendix C	Fire hydrant locations and distribution	1, 2 & 3

The additional requirements included herein are necessary to properly protect the health, safety, and welfare of the residents and workers of the City of Canyon Lake.

Revenue shortages make it difficult to locate additional fire stations and provide staffing sufficient to control fires in single and multi-story retail, commercial, and industrial buildings, making enhanced built in protection necessary.

The purpose of this ordinance is to adopt the 2025 California Fire Code, California Code of Regulations, Title 24, Part 9, as amended, to govern the safeguarding of life and property from fire, explosion hazards, and hazardous conditions, and to regulate the issuance of permits and collection of fees.

This ordinance is adopted pursuant to Health and Safety Code Sections 17958 and 17958.7 which allow City adoption of modifications or changes to the California Fire Code that are reasonably necessary because of local climatic, geological, and topographical conditions.

The sections of the California Fire Code may be referred to by the same number used in said published compilation preceded by the words “City of Canyon Lake Fire Code Section” or “California Fire Code Section” or “Fire Code Section.”

Notwithstanding the provisions of this Ordinance, the City of Canyon Lake reserves the right to determine the extent and level of its fire services.

Section 3. Chapter 8.12 of the Canyon Lake Municipal Code is repealed and readopted to read as follows:

Chapter 8.12
Adoption of the California Fire Code as Amended

Section	
8.12.010	Adoption.
8.12.020	Alternative Materials and Methods.
8.12.030	Title.
8.12.040	Severability.
8.12.050	Application of Residential Code.
8.12.060	Creation of agency.
8.12.070	Authority of Fire Chief and the Fire Department.
8.12.080	Authority of Fire Chief to close Hazardous Fire Areas.
8.12.090	Carnivals, Fairs, and Special Events.
8.12.100	General Use Permit.
8.12.110	Fees.
8.12.120	Schedule of Permit fees.
8.12.130	Fees for Working or Performing without Necessary Permits.
8.12.140	Cost Recovery.
8.12.150	Expense Recovery.
8.12.160	Occupant Count.
8.12.170	Board of Appeals Established.
8.12.180	Limitations on Authority.
8.12.190	Qualifications.
8.12.200	Violation Penalties.
8.12.210	Failure to Comply.
8.12.220	Definitions.
8.12.230	Open Burning, Recreational Fires, Fire Pits, Fire Rings, and Portable Outdoor Fireplaces.
8.12.240	Prohibited Open Burning.
8.12.250	Outdoor Fireplaces, Fire Pits, Fire Rings, or other similar devices used at Group R Occupancies.
8.12.260	Gas Fueled Devices.
8.12.270	Where Prohibited.
8.12.280	Outdoor Fireplaces Utilizing Wood or Solid Fuels.
8.12.290	Sky Lanterns.
8.12.300	Mid-Rise Buildings.
8.12.310	Scope.
8.12.320	Fire Apparatus Access Roads.
8.12.330	Additional Access.
8.12.340	Dimensions.
8.12.350	Authority.
8.12.360	Surface.
8.12.370	Automatic Opener.
8.12.380	Loading Areas and Passenger Drop-off Areas.
8.12.390	Required Access.
8.12.400	Address Numbers.

- 8.12.410 Hydrant for Fire Department Connections.**
- 8.12.420 Fire Hydrant Size and Outlets.**
- 8.12.430 Fire Hydrant Street Marker.**
- 8.12.440 General.**
- 8.12.450 Location and Access.**
- 8.12.460 Size.**
- 8.12.470 Required Features.**
- 8.12.480 Minimum Clearances.**
- 8.12.490 Manual Operation.**
- 8.12.500 Where Required.**
- 8.12.510 Group R.**
- 8.12.520 Group S-2 Parking Garages.**
- 8.12.530 Commercial Parking Garages.**
- 8.12.540 Hydraulically Calculated Systems.**
- 8.12.550 Sprinkler System Supervision and Alarms.**
- 8.12.560 Fire Alarm Control Panel.**
- 8.12.570 Occupant Notification Systems Required in Multi-tenant Buildings.**
- 8.12.580 General.**
- 8.12.590 Automatic Fire Sprinkler Systems and Standpipes.**
- 8.12.600 Smoke Detection.**
- 8.12.610 Fire Alarm Systems.**
- 8.12.620 Emergency Voice Alarm Signaling System.**
- 8.12.630 Fire Command Center.**
- 8.12.640 Elevators.**
- 8.12.650 Fire Department Communication System.**
- 8.12.660 Means of Egress.**
- 8.12.670 Extent of the Enclosure.**
- 8.12.680 Pressurized Enclosures and Stairways.**
- 8.12.690 Vestibules.**
- 8.12.700 Pressure Differences.**
- 8.12.710 Locking of Stairway Doors.**
- 8.12.720 Minimum Requirements for Client Leased/Occupant Owned Warehouses.**
- 8.12.730 Prohibition.**
- 8.12.740 Seizure of Fireworks.**
- 8.12.750 Firing.**
- 8.12.760 Explosives and Blasting.**
- 8.12.770 General.**
- 8.12.780 Appendix B.**
- 8.12.790 Appendix C.**

- 8.12.010 Adoption.**

The City Council of the City of Canyon Lake does hereby adopt the California Fire Code, as amended. Except as stated in this Section or as amended below in this Ordinance, all of the provisions and appendices of the 2025 California Fire Code, inclusive of all of the inclusions and exclusions set for in each chapter’s matrix, are hereby adopted and shall apply to the City of

Canyon Lake. In addition, the following provisions that are excluded in the 2025 California Fire Code are hereby adopted - Chapter 1, Division II of the California Fire Code is hereby adopted, except that Section 111.3 is not adopted, and Chapters 3, 25, and Sections 403.11, 503, 510.2, and 1103.2, and 5707 are adopted. One copy of this Code has been and is now filed in the office of the Fire Chief of the City of Canyon Lake Fire Department and the same is hereby adopted and incorporated.

8.12.020 Alternative Materials and Methods.

The fire code official is authorized to render interpretations of this code and to make and enforce rules and supplemental regulations and to develop fire protection standards to carry out the application and intent of its provisions. Requirements that are essential for the public safety of an existing or proposed activity, building or structure, or for the safety of occupants thereof, which are not specifically provided for by this code, shall be determined by the fire code official

8.12.030 Title.

Section 1.1.1 of the California Fire Code is deleted in its entirety and replaced with the following:

Section 1.1.1 Title. These regulations shall be known as the Fire Code of the City of Canyon Lake, hereinafter referred to as “this Code.”

8.12.040 Severability.

Section 101.4 of the California Fire Code is deleted in its entirety and replaced with the following:

Section 101.4 Severability. If any provision, clause, sentence or paragraph of this ordinance or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this ordinance are hereby declared to be severable.

8.12.050 Application of Residential Code.

Section 102.5 of the California Fire Code is deleted in its entirety and replaced with the following:

Section 102.5 Application of residential code. Where structures are designed and constructed in accordance with the California Residential Code, the provisions of this code shall apply as follows:

1. Construction and design provisions of this code pertaining to the exterior of the structure shall apply including, but not limited to, premises identification, fire apparatus

access, and water supplies. Where interior or exterior systems or devices are installed, construction permits required by Section 105.6 of this code shall apply.

2. Administrative, operational, and maintenance provisions of this code shall apply.
3. Automatic fire sprinkler system requirements of this code shall apply to detached accessory buildings 3,600 square feet or greater in accordance with Section 903.2. The provisions contained in Section 903.2.18 of the California Fire Code or Section R309.6 of the California Residential Code may be used for the design of the automatic fire sprinkler system for detached private garages or similar uses.

8.12.060 Creation of Agency.

Section 103.1 of the California Fire Code is deleted in its entirety and replaced with the following:

Section 103.1. Creation of agency. The Canyon Lake Fire Department is hereby created and the official in charge thereof shall be known as the fire code official. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

8.12.070 Authority of the Fire Chief and Fire Department.

Section 104.1.1 is added to Section 104 of the California Fire Code to read as follows:

Section 104.1.1. Authority of the Fire Chief and the Canyon Lake Fire Department.

1. The Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Canyon Lake City Council.
2. The Fire Chief is authorized to administer, interpret, and enforce this ordinance. Under the Fire Chief's direction, the Canyon Lake Fire Department is authorized to enforce ordinances of the City of Canyon Lake pertaining to the following:
 - 2.1. The prevention of fires.
 - 2.2. The suppression or extinguishment of dangerous or hazardous fires.
 - 2.3. The storage, use, and handling of hazardous materials.
 - 2.4. The installation and maintenance of automatic, manual, and other private fire alarm systems and fire extinguishing equipment.
 - 2.5. The maintenance and regulation of fire escapes.

2.6. The maintenance of fire protection and the elimination of fire hazards on land, in buildings, structures and other property, including those under construction.

2.7. The maintenance of means of egress.

2.8. The investigation of the cause, origin, and circumstances of fire, and unauthorized releases of hazardous materials.

3. The following persons are hereby authorized to interpret and enforce the provisions of this code and to make arrests and issue citations as authorized by law:

3.1. The Fire Chief, Fire Marshal, Battalion Chief, and all members of the Canyon Lake Fire Department.

3.2. The Canyon Lake Police Department, Police Chief, Lieutenant, and all members of the Canyon Lake Police Department.

3.3 The Riverside County Sheriff and any Deputy Sheriff.

3.4. Officers of the California Highway Patrol.

3.5. Code Enforcement Officers of the City of Canyon Lake Code Enforcement Department.

3.6. Peace Officers of the California Department of Parks and Recreation.

3.7. The law enforcement officers of the Federal Bureau of Land Management.

8.12.080 Authority of the Fire Chief to Close Hazardous Fire Areas.

Section 104.12 is added to Section 104 of the California Fire Code to read as follows:

Section 104.12. Authority of the Fire Chief to close hazardous fire areas. Except upon National Forest Land, the Fire Chief is authorized to determine and announce the closure of any hazardous fire area or portion thereof. Any closure by the Fire Chief for a period of more than fifteen (15) calendar days must be approved by the Canyon Lake City Council within thirty (30) calendar days of the Fire Chief's original order of closure. Upon such closure, no person shall go in or be upon any hazardous fire area, except upon the public roadways and inhabited areas. During such closure, the Fire Chief shall erect and maintain at all entrances to the closed area sufficient signs giving notice of closure. This section shall not prohibit residents or owners of private property within any closed area, or their invitees, from going in or being upon their lands. This section shall not apply to any entry, in the course of duty, by a peace officer, duly authorized public officer or fire department personnel. For the purpose of this section, "hazardous fire area" shall mean public or private land that is covered with grass, grain, brush, or forest and situated in a location that makes suppression difficult resulting in great damage. Such areas are designated on Hazardous Fire Area maps filed with the Canyon Lake Fire Department.

8.12.090 Carnivals, Fairs, and Special Events.

Section 105.5.5 of the California Fire Code is deleted in its entirety and replaced with the following:

Section 105.5.5 Carnivals, fairs, and special events. An operational permit is required to conduct a carnival, fair, or special event. A detailed plan must be submitted, and an operational permit issued, to conduct a carnival, fair, or special event.

8.12.100 General Use Permit.

Section 105.5.60 is added to Section 105 of the California Fire Code to read as follows:

Section 105.5.60 General Use Permit. A General Use Permit shall be required for any activity or operation not specifically described in this section, which in the judgement of the fire code official is likely to produce conditions hazardous to life or property.

8.12.110 Fees.

Section 108.1 of the California Fire Code is deleted in its entirety and replaced with the following:

Section 108.1 Fees. For each and every permit issued (or amended) pursuant to this code, there shall be paid to the City of Canyon Lake a fee in such amount as established by the agency issuing the permit or providing the service. Failure to pay such fees shall be cause for revocation of the permit.

8.12.120 Schedule of Permit Fees.

Section 108.2 of the California Fire Code is deleted in its entirety and replaced with the following:

Section 108.2 Schedule of permit fees. Fees for services and operational permits shall be set forth in the City of Canyon Lake fee schedule.

8.12.130 Fees for Working or Performing Without Necessary Permits

Section 108.4.1 is added to Section 108 of the California Fire Code to read as follows:

Section 108.4.1 Fees for working or performing without necessary permits. A person who commences any construction work regulated by the Fire Code within the City before first obtaining necessary construction permits may be fined as follows:

1. First offense is double fees for each building or permit required to be issued that is in violation and a complaint is filed to the Contractors State License Board.

2. Second offense is double fees as indicated in item 1 above plus a \$500.00 fine and a complaint filed to the Contractors State License Board.
3. Third offense is double fees as indicated in item 1 above plus a \$1,000.00 fine and a complaint filed to the Contractors State License Board.
4. Fourth or subsequent violations will result in a misdemeanor citation and/or additional legal action for failing to comply with the requirement of the Fire Code.

8.12.140 Cost Recovery.

Section 108.7 is added to Section 108 of the California Fire Code to read as follows:

Section 108.7 Cost Recovery. Fire suppression, investigation, rescue, or emergency medical costs are recoverable in accordance with Health and Safety Code Sections 13009 and 13009.1, as may be amended from time to time. Additionally, any person who negligently, intentionally, or in violation of law causes an emergency response, including, but not limited to, a traffic accident, spill of toxic or flammable fluids, or chemicals, or any individual who is under the influence of an alcoholic beverage or any drug or the combined influence of an alcoholic beverage and drug, and whose operation of a motor vehicle, boat or vessel caused by that influence proximately cause any incident, is liable for the costs of securing such emergency, including those costs pursuant to Government Code Section 53150, et seq, as may be amended from time to time. Any expense incurred by the City of Canyon Lake or the Canyon Lake Fire Department for securing such emergency shall constitute a debt of such person and shall be collectable by the City of Canyon Lake in the same manner as in the case of an obligation under contract, express or implied.

8.12.150 Expense Recovery.

Section 108.8 is added to Section 108 of the California Fire Code to read as follows:

Section 108.8 Expense Recovery. The fire code official may impose a fee for recovery of expenses incurred to enforce the provision of the Fire Code including approved third-party billing.

8.12.160 Occupant Count.

Section 110.7 is added to Section 110 of the California Fire Code to read as follows:

Section 110.7 Occupant Count. The supervisor of each place of assembly shall have an effective system to maintain a count of the number of occupants present in order to keep the number at or below the allowable occupant load. If the fire code official determines at any time that an accurate count of occupants is not being maintained, the occupancy shall be cleared to obtain an accurate count.

8.12.170 Board of Appeals Established.

Section 112.1 of the California Fire Code is deleted in its entirety and replaced with the following:

Section 112.1 Board of appeals established. The Board of Appeals shall be the City Manager. If he or she determines an outside board is needed, he or she shall designate an outside hearing officer to hear the appeal. The Fire Chief or designee shall be notified of any appeal and the Fire Chief or designee shall be in attendance at the appeal hearing. Depending on the subject of the appeal, specialized expertise may be solicited, at the expense of the applicant, for the purpose of providing input to the Board of Appeals.

8.12.180 Limitations on Authority.

Section 112.2 Limitations on authority is hereby deleted in its entirety.

8.12.190 Qualifications.

Section 112.3 Qualifications is hereby deleted in its entirety.

8.12.200 Violation Penalties.

Section 113.4 of the California Fire Code is deleted in its entirety and replaced with the following:

Section 113.4 Violation penalties. It shall be unlawful for any person, firm, corporation or association of persons to violate any provision of this ordinance, or to violate the provisions of any permit granted pursuant to this code or ordinance. Punishments and penalties for violations shall be in accordance with the City of Canyon Lake ordinances, City fee schedule, and Health and Safety Code Sections 17995 through 17995.5.

8.12.210 Failure to Comply.

Section 114.4 of the California Fire Code is deleted in its entirety and replaced with the following:

Section 114.4 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 in violation of this Code and be subject to citations and penalties in amounts as determined by the Canyon Lake City Council as identified in the City's Fee Schedule.

8.12.220 Definitions.

Section 202 Definitions. The following definitions are amended/added to Section 202 of the California Fire Code and reads as follows:

ALL WEATHER DRIVING SURFACE. An all-weather driving surface is a concrete, asphalt, or other approved systems to support heavy fire apparatus (approximately 75,000 gross vehicle weight) with a grade of no more than fifteen percent (15%) and a minimum width of twenty-four (24) feet, unless approval for a lesser amount is obtained from the Fire Code official.

FIRE CHIEF. The Fire Chief of the Canyon Lake Fire Department or designee.

FIRE HAZARD. Any condition, arrangement, or act which will increase, or may cause an increase of, the hazard or menace of fire to a greater degree than customarily recognized as normal by persons in the public service of preventing, suppressing or extinguishing fire; or which may obstruct, delay, or hinder, or may become the cause of obstruction, delay or hindrance to the prevention, suppression, or extinguishment of fire.

FUEL MODIFICATION ZONE. A strip of land where combustible vegetation has been thinned or modified or both and partially or totally replaced with approved fire resistant and/or irrigated plats to provide an acceptable level of risk from vegetation fires. Fuels modification reduces the radiant and convective heat on a structure and provides valuable defensible space for firefighter to make a stand against an approaching fire front.

HAZARDOUS FIRE AREA. Includes all areas identified within Section 4906.2 and other areas as determined by the Fire Code Official due to the presence of combustible vegetation or the proximity of property to an area that contains combustible vegetation.

MID-RISE BUILDING. A building four or more stories high but not exceeding 75 feet in height and not defined as a high-rise building by section 202 of the California Building Code. Measurements shall be made from the underside of the roof or floor above the topmost space that may be occupied to the lowest fire apparatus access road level.

JURISDICTION. The City of Canyon Lake and/or the Canyon Lake Fire Department.

8.12.230 Open Burning, Recreational Fires and Portable Outdoor Fireplaces

Section 307 of the California Fire Code is deleted in its entirety and replaced with the following:

Section 307. Open Burning, Recreational Fires, Fire Pits, Fire Rings, and Portable Outdoor Fireplaces.

8.12.240 Prohibited Open Burning.

Section 307.1.1 of the California Fire Code is deleted in its entirety and replaced with the following:

Section 307.1.1. Open burning shall be prohibited within the jurisdictional boundaries of the City of Canyon Lake.

8.12.250 Outdoor Fireplaces, Fire Pits, Fire Rings, or other similar devices used at Group R Occupancies.

Section 307.6 is added to Section 307 of the California Fire Code to read as follows:

Section 307.6 Outdoor Fireplaces, Fire Pits, Fire Rings, or other similar devices used at Group R Occupancies. Outdoor fireplaces, fire pits, fire rings, or similar exterior devices shall comply with this section.

Exception. Barbeques, grills, and other portable devices intended solely for cooking.

8.12.260 Gas Fueled Devices.

Section 307.6.1 is added to Section 307 of the California Fire Code to read as follows:

Section 307.6.1 Gas Fueled Devices. Outdoor fireplaces, fire pits, and similar devices fueled by natural gas or liquefied-petroleum gas are allowed when approved by the Building and Fire Departments and the device is designed to only burn a gas flame and not wood or other solid fuel. At R-3 occupancies, combustible construction and flammable vegetation shall not be located within 10 feet. At other R occupancies, the minimum distance shall be 20 feet. Where chimneys or vents are installed, they shall have a spark arrester as defined in California Mechanical Code Section 221.

8.12.270 Where Prohibited.

Section 307.6.2 is added to Section 307 of California Fire Code to read as follows:

Section 307.6.2 Where Prohibited. The burning of wood and other solid fuels shall not be conducted within the very high fire hazard severity zone, fuel modification zones, wildfire risk areas, or the wildland urban interface or intermix, or in locations where conditions could cause the spread of fire to the wildfire risk area or wildland urban interface/intermix. No burning of any type shall occur during declared "Red Flag" conditions within the City of Canyon Lake.

8.12.280 Outdoor Fireplaces Utilizing Wood or Solid Fuels.

Section 307.6.3 is added to Section 307 of the California Fire Code to read as follows:

Section 307.6.3 Outdoor fireplaces utilizing wood or solid fuels. Permanent outdoor fireplaces burning wood or other solid fuel shall be constructed in accordance with the California Building Code with clearance from combustible construction and building openings as required therein. Fires in a fireplace shall be contained within a firebox with an attached chimney. The opening in the face of the firebox shall have an installed and maintained method of arresting sparks. Chimneys shall have an approved spark arrester as defined in California Mechanical Code, Section 221.

8.12.290 Sky Lanterns.

Section 308.1.7 of the California Fire Code is deleted in its entirety and replaced with the following:

Section 308.1.7 Sky lanterns or similar devices. A person shall not release or cause to be released a sky lantern or similar device.

8.12.300 Mid-Rise Buildings.

Section 324 of the California Fire Code is added to read as follows:

Section 324 Mid-Rise Buildings.

Section 324.1 General. A newly constructed mid-rise building or mid-rise building which undergoes a complete renovation that requires the building to be completely vacated shall comply with this section.

Exception:

1. Buildings used exclusively as an open parking garage.
2. Buildings where all floors above the fourth floor level are used exclusively as an open parking garage.
3. Building such as a power plant, lookout tower, steeple, grain house, and other similar structures with intermittent human occupancy.

Section 324.1.1 Automatic fire sprinkler systems and standpipes. Mid-rise buildings shall be protected throughout by an automatic fire sprinkler system designed and installed in conformance with the latest edition of NFPA 13 and in accordance with the following:

1. A shut-off valve and a water flow alarm shall be provided for each floor. Each shut-off valve and water flow alarm shall be electronically supervised.
2. Mid-rise building shall be provided with a class I standpipe system that is interconnected with the automatic fire sprinkler system. The system shall consist of 2 ½-inch hose valves located in each stair enclosure on every floor. Two hose outlets shall be located on the roof outside of each stair enclosure which penetrates the roof. The standpipe system shall be designed, installed, and tested in accordance with the latest edition of NFPA 14.
3. Fire department standpipe connections and valves serving each floor shall be located in the vestibule and located in a manner so as not to obstruct egress when hose lines are connected and charged.

Section 324.1.2 Smoke Detection. Smoke detectors shall be provided in accordance with this section. Smoke detectors shall be connected to an automatic fire alarm system and shall be installed in accordance with the latest edition of NFPA 72. The actuation of any device required by this sections shall operate the emergency voice alarm signal system and shall operate all equipment necessary to prevent the circulation of smoke through air return and exhaust ductwork. smoke detectors shall be located as follows:

1. In every mechanical equipment, electrical, transformer, telephone equipment, unstaffed computer equipment, elevator machinery or similar room and in all elevator lobbies. elevator lobby detectors shall be connected to an alarm verification zone or be listed as a releasing device.
2. In the main return air and exhaust air plenum of each air conditioning system. The smoke detector shall be located in a serviceable area downstream of the last duct inlet.
3. At each connection to a vertical duct or riser serving two or more stories from a return air duct or plenum of an air conditioning system. In Group R, Division 1 and 2 occupancies, an approved smoke detector is allowed to be used in each return air riser carrying not more than 5,000 cubic feet per minute and not serving more than 10 air inlet openings.
4. For Group R, Division 1 and 2 occupancies, in all corridors serving as a means of egress for an occupant load of 10 or more persons.

Section 324.1.3 Fire alarm system. An approved and listed, automatic and manual, fully addressable and electronically-supervised fire alarm system shall be provided in conformance with this code, the California Building Code, and the latest edition of NFPA 72.

Section 324.1.4 Emergency voice alarm signaling system. The operation of any automatic fire detector or water flow device shall automatically sound an alert tone followed by a pre-recorded voice instruction giving appropriate information and direction on a general or selective basis to the following terminal areas:

1. Elevators
2. Elevator lobbies
3. Corridors
4. Exit stairways
5. Rooms and tenant spaces
6. Dwelling units
7. Hotel guest rooms

8. Areas designated as safe refuge within a building

Section 324.1.5 Fire Command Center. A fire command center for fire department operations shall be provided for single structures in excess of 300,000 square feet in size. The location and accessibility of the fire command center shall be approved by the fire department. The room shall be separated from the remainder of the building by not less than a 1-hour fire barrier. The room shall be a minimum of 200 square feet with a minimum dimension of 10 feet. It shall contain the following facilities at a minimum:

1. Voice alarm and public address panels
2. Fire department communications panel
3. Fire alarm enunciator panel
4. Elevator enunciator panel (when building exceeds 55 feet in height)
5. Status indicators and controls for air-handling systems (stairwell pressurization)
6. Controls for unlocking stairwell doors
7. Fire pump status indicators (if required)
8. Set of complete building plans
9. Elevator control switches for switching emergency power
10. Work table
11. Access keys for all building spaces

Section 324.1.6 Annunciation identification. Control panels in the central control station shall be permanently identified as to their function. Water flow, automatic fire detection, and manually-activated fire alarms, and supervisory and trouble signals shall be monitored by an approved UL-listed central monitoring station and annunciated in the fire command center by means of an audible and visual indicator. For the purposes of annunciation, zoning shall be in accordance with the following:

1. When the system serves more than one building, each building shall be a separate zone.
2. Each floor in a building shall be a separate zone, and coincide with the floor level.
3. When one or more risers serve the same floor, each riser shall be a separate zone.

Section 324.1.7 Elevators. Elevators and elevator lobbies shall comply with Chapter 30 of the California Building Code. At least one elevator cab shall be assigned for fire department use and shall serve all floors of the building. The cab shall be provided large enough to

accommodate an ambulance-type stretcher in accordance with section 3002.4 of the California Building Code.

Section 324.1.8 Fire Department Communications Systems. An approved two-way fire department communication system designed and installed in accordance with the latest edition of NFPA 72 shall be provided for fire department use per section 907.2.13.2.

Section 324.1.9 Means of Egress. In addition to the requirements of Chapter 10, egress components of mid-rise buildings shall comply with section 324.1.9.1 through 324.1.9.5.

Section 324.1.9.1 Extent of Enclosure. Stairway enclosures shall be continuous and shall fully enclose all portions of the stairway. Exit enclosures shall exit directly to the exterior of the building or include an exit passageway on the ground floor leading to the exterior of the building. Each exit enclosure shall extend completely through the roof and be provided with a door that leads onto the roof.

Section 324.1.9.2 Pressurized Enclosures and Stairways. All required stairways and enclosures in a mid-rise building shall be pressurized as specified in section 909. Pressurized stairways shall be designed to exhaust smoke manually when needed.

Section 324.1.9.3 Vestibules. Pressurized stairway enclosures serving a mid-rise building shall be provided with a pressurized entrance vestibule on each floor that complies with section 909.

Section 324.1.9.4 Pressure Differences. The minimum pressure difference between a vestibule and adjacent areas shall comply with section 909.

Section 324.1.9.5 Locking of Stairway Doors. All stairway doors that are locked to prohibit access from the interior of the stairway shall have the capability of being unlocked simultaneously, without unlatching, upon a signal from the fire command center. Upon failure of normal electrical service or activation of any fire alarm, the locking mechanism shall automatically retract to the unlocked position.

A telephone or other two-way communication system connected to an approved emergency service which operates continuously shall be provided at not less than every third floor in each required exit stairway vestibule.

Approved signage stating doors are locked shall be provided in each stairwell vestibule on each floor in which entry may be made and on each floor in which a telephone is located. Hardware for locking stairway vestibules doors shall be State Fire Marshal listed and approved by the Fire Chief by permit before installation. Stairway doors located between the vestibules and the stairway shaft shall not be locked.

8.12.310 Scope.

Section 501.1 of the California Fire Code is deleted in its entirety and replaced with the following:

Section 501.1 Scope. Fire service features for buildings, structures, and premises shall comply with this chapter. All features shall be in accordance with this code, national standards, the Canyon Lake Fire Department Guidelines for Fire Department Access and Water Requirements for Commercial and Residential Development.

8.12.320 Fire Apparatus Access Roads.

Section 503.1 of the California Fire Code is deleted in its entirety and replaced with the following:

Section 503.1 Where Required. Fire apparatus access roads, including private residential driveways, shall be required for every building hereafter constructed when any portion of an exterior wall of the first story is located more than 150 feet from the closest point of an approved fire department vehicle access.

Fire apparatus access roads, except private residential driveways serving two homes or less, shall be provided and maintained for purposes of rapid and reliable fire apparatus access for an unobstructed traffic circulation for evacuation or relocating of civilians during a wildfire or other emergency. Fire apparatus access roads shall be provided and maintained in compliance with this section and the most recent edition and any amendments thereto, of public and private road standards as adopted by the City of Canyon Lake. The fire code official may modify the requirements of this section if the modification provides equivalent access.

8.12.330 Additional Access.

Section 503.1.2 of the California Fire Code is deleted in its entirety and replaced with the following:

Section 503.1.2 Additional Access. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of the terrain, climatic conditions, or other factors that could limit access. When additional fire apparatus access roads are necessary, the additional fire apparatus access road must be remote from the primary fire apparatus access road and be approved by the fire code official.

8.12.340 Dimensions.

Section 503.2.1 of the California Fire Code is deleted in its entirety and replaced with the following:

Section 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 24-feet, exclusive of shoulders, except for single-family residential driveways

serving no more than two (2) single family dwellings, which shall have a minimum of 14-feet of unobstructed improved width. Any of the following, which have separated lanes of one-way traffic: gated entrances with card readers, guard stations or center medians, are allowed, provided that each lane is not less than 16-feet wide.

Fire apparatus access roads serving commercial, industrial, or buildings greater than two stories shall have an unobstructed improved width of not less than 26 feet to accommodate aerial fire apparatus. The fire code official may require additional access road improvements necessary to accommodate aerial fire apparatus.

All fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches.

Vertical clearances or road widths shall be increased when the fire code official determines that vertical clearances or road widths are not adequate to provide fire department access.

Vertical clearances or road width may be reduced when the fire code official determines the reduction does not impair access by fire apparatus. In cases where the vertical clearance has been reduced, approved signs shall be installed and maintained indicating the amount of vertical clearance.

8.12.350 Authority.

Section 503.2.2 of the California Fire Code is deleted in its entirety and replaced with the following:

Section 503.2.2 Authority. The fire code official shall be the only authority authorized to designate fire apparatus access roads and fire lanes and to modify the minimum fire lane access widths for fire or rescue operations.

8.12.360 Surface.

Section 503.2.3 of the California Fire Code is deleted in its entirety and replaced with the following:

Section 503.2.3 Surface. Fire apparatus access road shall be designed and maintained to support the imposed loads of fire apparatus at 75,000 pounds and shall be paved or concrete so as to provide an all-weather driving capability. Pervious pavers may be used when designed, installed, and maintained to hold the imposed loads of fire apparatus at 75,000 pounds and are approved by the fire code official. In rural areas, all-weather surfaces may be utilized for fire apparatus access roads where slopes permit. All-weather surfaces must be maintained to engineered standards, failure to do so will result in violations as outlined in 8.12.200.

8.12.370 Automatic Opener.

Section 503.6.1 is added to Section 503 of the California Fire Code to read as follows:

Section 503.6.1 Automatic Opener. New motorized gates shall be provided with means to be automatically opened remotely by emergency vehicles in accordance with the requirements of the Canyon Lake Fire Department.

Exception: Gates serving individual one and two-family dwelling parcels do not need to have the automatic opener but are required to have a Canyon Lake Fire Department override “Knox” key switch.

8.12.380 Loading Areas and Passenger Drop-Off Areas.

Section 503.7 is added to Section 503 of the California Fire Code to read as follows:

Section 503.7 Loading areas and passenger drop-off areas. On private properties, where fire apparatus access roads are utilized for loading or unloading, or utilized for passenger drop-off or pick-up, an additional eight (8) feet of width shall be added to the minimum required width for the fire apparatus access road.

8.12.390 Required Access.

Section 504.1 of the California Fire Code is deleted in its entirety and replaced with the following:

Section 504.1 Required access. Exterior doors and openings required by this code or the California Building Code shall be maintained with ready access for emergency access by the fire department. An approved access walkway leading from the fire apparatus access road from the street of the address of the property, to exterior openings, shall be provided. The walkway shall not exceed slope and any steps/stairs and surface materials shall be approved by the fire code official.

8.12.400 Address Numbers.

Section 505.1 of the California Fire Code is deleted in its entirety and replaced with the following:

Section 505.1 Address numbers. Approved numbers and/or addresses shall be placed on all new and existing building and at appropriate additional locations, plainly visible and legible from the street or roadway fronting the property when approaching from either direction. All commercial addressing shall be illuminated, either internally or externally, to be visible from the street at all hours. Single-family residential numbers shall contrast with their background and shall meet the following minimum size standards: 4” high with a ½” stroke. Numbers shall not be spelled out. For commercial buildings up to 25 feet in height, address numbers shall be a minimum of 12” high with a minimum 2” stroke. For building(s) 25 feet in height or taller, address numbers

shall be a minimum of 24” in height with a minimum 4” stroke and be placed on all sides of the structure. Additional numbers shall be required where deemed necessary by the fire code official, such as rear access doors, building corners, and entrances to commercial centers. Where access is by means of a private road and the building cannot be viewed by the public ay, an approved monument, pole, or other approved sign or means shall be used to identify the structure. Address identification shall be maintained.

8.12.410 Hydrant for Fire Department Connections.

Section 507.5.1.1 of the California Fire Code is deleted in its entirety and replaced with the following:

Section 507.5.1.1 Hydrant for Fire Department Connections. Building equipped with a fire sprinkler and/or a fire standpipe system installed in accordance with Section 905 shall have a fire hydrant within 100 feet of the fire department connections.

8.12.420 Fire Hydrant Size and Outlets.

Section 507.5.7 is added to Section 507 of the California Fire Code to read as follows:

Section 507.5.7 Fire Hydrant size and outlets. As determined by the fire code official, fire hydrant sizes and outlets shall be based on the following:

1. Residential Standard – one (1) four (4) inch outlet and one (1) two and one-half (2 ½) inch outlet.
2. Super Hydrant 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 outlets and one (1) two and one-half (2 ½) inch outlet.

8.12.430 Fire Hydrant Street Marker.

Section 507.5.8 is added to Section 507 of the California Fire Code to read as follows:

Section 507.5.8 Fire hydrant street marker. Fire hydrant locations shall be visually identified as required by the fire code official. Fire hydrants may be identified by a reflectorized blue marker with a minimum dimension of 3 inches, in the center of the travel lane and adjacent the water source, or by other methods approved by the fire code official. At intersections, a reflectorized blue marker may be required on each cross street. Any hydrant marker damaged or removed during the course of street construction or repair shall be immediately replaced by the contractor, developer, or person responsible for removal or damage.

8.12.440 General.

Section 508.1 of the California Fire Code is deleted in its entirety and replaced with the following:

Section 508.1 General. Where required by other sections of this code and in all buildings classified as high-rise by the California Building Code, and mid-rise buildings as defined and Group I-2 Occupancies having occupied floors located more than 55 feet above the lowest level of fire department vehicle access and in all F-1 and S-1 Occupancies with a building footprint greater than 300,000 square feet, a fire command center for fire department operations shall be provided and comply with Section 508.1.1 through 508.1.8.

8.12.450 Location and Access.

Section 508.1.1 of the California Fire Code is deleted in its entirety and replaced with the following:

Section 508.1.1 Location and access. The fire command center shall be located adjacent to the main lobby and shall be accessible from fire department vehicular access or as approved by the fire code official. The room shall have direct access from the building exterior at the lowest level of fire department access.

8.12.460 Size.

Section 508.1.3 of the California Fire Code is deleted in its entirety and replaced with the following:

Section 508.1.3 Size. The fire command center shall be not less than 0.015 percent of the total building area of the facility served or 200 square feet in area, whichever is greater, with a minimum dimension of 0.7 Times the square root of the room area or 10 feet, whichever is greater.

Where a fire command center is required for a group F-1 and S-1 Occupancies with a footprint greater than 300,000 square feet, the fire command center shall have a minimum size of 96 square feet with a minimum dimension of 8 feet, where approved by the fire code official.

8.12.470 Required Features.

Section 508.1.6 of the California Fire Code is amended to include the following exception:

Section 508.1.6 Required features.

Exception: A fire command center solely required because a building is greater than 300,000 square feet in area shall comply with NFPA 72 and contain the features set forth in Subsection 508.1.6, subsection 5, 8, 10, 12, 13, and 14. The features set forth in Section 508.1.6 subsections 1, 2, 3, 4, 6, 9, 11, 15, 16, 17, 18, and 19 shall be required when such building contains systems or functions related to these features.

8.12.480 Minimum Clearances.

Section 509.2.1 is added to Section 509 of the California Fire Code to read as follows:

Section 509.2.1 Minimum clearances. A 3-foot clear space shall be maintained around the circumference of exterior fire protection system control valves, or any other exterior fire protection system component that may require immediate access, except as otherwise required or approved.

8.12.490 Manual Operation.

Section 608.11.1.2 of the California Fire Code is deleted in its entirety and replaced with the following:

Section 608.11.1.2 Manual operation. When required by the fire code official, automatic crossover valves shall be capable of manual operation. The manual valves shall be located in an approved location immediately outside of the machinery room in a secure metal box or equivalent and marked as Emergency Controls.

8.12.500 Where Required.

Section 903.2 of the California Fire Code is deleted in its entirety and replaced with the following:

Section 903.2 Where required. Approved automatic fire sprinkler systems, regardless of the occupancy classification, shall be provided throughout new buildings and structures which are 3,600 square feet or greater in size or more than two or more stories in height.

Exception: Group R Occupancies shall comply with section 903.2.8.

1. Regardless of the occupancy classification. Where sections of the California Fire Code require more strictive requirements than those listed below, the more restrictive requirement shall take precedence.
2. The elimination of fire sprinkler protection in the following areas is subject to approval by the fire code official. Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries, and standby engines, provided those spaces or areas are equipped throughout with an automatic fire alarm system and are separated from the remainder of the building by fire barriers consisting of not less than 1-hour fire -resistance-rated walls and 2-hour fire resistance-rated floor/ceiling assemblies.

Unless required elsewhere in the code or the California Building Code, automatic fire sprinkler systems shall not be required for the following:

1. Detached Group U Occupancies used for agricultural or livestock purposes, less than 5,500 square feet, and having setback distances of 50 feet or more from the property line and other buildings.
2. Detached non-combustible equestrian area shade canopies that are open on all sides and used for riding only – no commercial, assembly, or storage usages.
3. Detached fabric or non-combustible shade structures that are open on all sides and used to shade playground equipment, temporary storage of vehicles, and dining areas with no cooking. Detached Group U occupancies used for agricultural purposes constructed in accordance with the California Building Code.
4. Detached non-combustible equestrian arena shade canopies that are open on all sides and used for riding only - no commercial, assembly, or storage uses.
5. Detached fabric or non-combustible shade structures that are open on all sides and used to shade playground equipment, temporary storage of vehicles, and dining areas with no cooking.
6. Detached Group U Occupancy greenhouses less than 5,500 square feet.
7. When determined by the Fire Chief that no major life safety hazard exists, and the fuel load does not pose a significant threat to firefighter safety or to other structures or property, automatic fire sprinklers may be exempted.

One and two family dwellings shall have an automatic fire sprinkler system regardless of square footage in accordance with the California Residential Code. Fire sprinkler systems shall be installed in mobile homes, manufactured homes, and multifamily manufactured homes with two dwelling units in accordance with Title 25 of the California Code of Regulations.

Fire sprinkler systems are required in existing residential buildings under the following conditions:

1. Additions are made to a building equipped with an automatic sprinkler system whether or not the building was required to have a sprinkler system.
2. When an addition is 33% or more of the existing building area, and the resulting building area exceeds 5,000 square feet.
3. When an addition exceeds 2,000 square feet and the resulting building area exceeds 5,000 square feet.
4. An additional story is added above the second floor regardless of fire areas or allowable area.

5. When additions, alterations or repairs are done where the building would be required to be sprinklered after the additions, alterations or repairs are completed and the additions, alterations, or repairs have a valuation of 50% or more of the building's valuation prior to the additional, alterations or repairs. The cumulative value of additions, alterations, and repairs done within any three year period is the valuation used to determine the 50% threshold compliance with this section. The valuation used for existing building and for the additions, alterations, and repairs is the valuations established in the City's resolution for computation of building permit fees.

The following exceptions in the California Fire Code shall not be allowed:

1. Exception in section 903.2.3
2. Exception in section 903.2.11.3

8.12.510 Group R.

Section 903.2.8 of the California Fire Code is deleted in its entirety and replaced with the following:

Section 903.2.8 Group R. An automatic sprinkler system installed in accordance with section 903.3 shall be provided throughout all buildings with a Group R fire area as follows:

1. New Buildings: An automatic sprinkler system shall be installed throughout.
2. Existing Buildings: An automatic sprinkler system shall be installed throughout when one of the following conditions exists:
 - a. Additions are made to a building equipped with an automatic sprinkler system whether or not the building was required to have a sprinkler system.
 - b. When the addition is 33% or more of the existing building area as defined in Section 202, and greater than 1,000 square feet within a two-year period.
 - c. When an existing Group R occupancy is being substantially renovated, and where the scope of the renovation is such that the Building Code Official or Fire Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.
 - d. Additions, alterations, or repairs are done where the additions, alterations, or repairs have a valuation of 50% or more of the buildings valuation prior to the additions, alterations, or repairs. The cumulative value of additions, alterations, and repairs done within any three-year period is the valuation used to determine the 50% threshold compliance with this section. The valuations used for existing building and for the additions, alterations, and repairs is the valuations established in the City's resolution for computation for building permit fees.

Automatic fire sprinkler systems located in Group R Occupancies shall be installed with a passive purge system connected to the domestic water supply at least one toilet. The fire sprinkler systems shall be looped and have no dead end lines.

For the purposes of this section, firewalls, fire barriers, or fire partitions shall define separate buildings.

Exceptions:

1. Existing Group R-3 occupancies converted to R-3.1 occupancies not housing bedridden clients, not housing non-ambulatory clients above the fire floor, and not housing clients above the second floor.
2. Existing Group R-3 occupancies converted to Group R-3.1 occupancies housing only one bedridden client and complying with Section 435.8.3.3 of the California Building Code.
3. Pursuant to Health and Safety Code, Section 13113, occupancies housing ambulatory children only, none of whom are mentally ill children or children with intellectual disabilities, and the building or portions thereof in which such children are housed are not more than two stories in height, and building or portions thereof house such children have an automatic fire alarm system active by approved smoke detectors.
4. Pursuant to Health and Safety Code, Section 13143.6, occupancies licensed for protective social care which house ambulatory clients only, none of whom is a child (under the age of 18 years), or who is elderly (65 years of age or over).

8.12.520 Group S-2 Parking Garages.

Section 903.2.10 of the California Fire Code is deleted in its entirety and replaced with the following:

Section 903.2.10 Group S-2 Parking Garages. An automatic fire sprinkler system shall be provided throughout buildings classified as parking garages.

8.12.530 Commercial Parking Garages.

Section 903.2.10.1 Commercial Parking Garages. This section is hereby deleted in its entirety and without replacement.

8.12.540 Hydraulically Calculated Systems.

Section 903.3.5.3 is added to Section 903 of the California Fire Code to read as follows:

Section 903.3.5.3 Hydraulically calculated systems. The design of hydraulically calculated fire sprinkler systems shall not exceed 90% of the water supply capacity.

8.12.550 Sprinkler System Supervision and Alarms.

Section 903.4 of the California Fire Code is hereby amended to read as follows:

Section 903.4 Sprinkler system supervision and alarms. Sprinkler system supervision and alarms is hereby amended by modifying items 1 and 2, deleting items 5 and 8, and renumbering the exceptions as follows:

1. Automatic sprinkler systems protecting one and two-family dwellings.
2. Limited area sprinkler systems serving fewer than 20 sprinklers.
3. Automatic sprinkler systems are installed in accordance with NFPA 13R where the common supply main is used to supply both the domestic and automatic sprinkler system, and a separate shutoff valve for the automatic sprinkler system is not provided.
4. Jockey pump control valves that are sealed or locked in the open position.
5. Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position.
6. Trim valves to pressure switches in dry, pre-action, and deluge sprinkler systems that are sealed or locked in the open position.

8.12.560 Fire Alarm Control Panel.

Section 907.1.6 is added to section 907 of the California Fire Code to read as follows:

Section 907.1.6 Fire alarm control panel. The main fire alarm control panel (FACP) shall be located in the same room as, and sharing the same access as the fire sprinkler riser unless an alternate location is approved by the fire code official. The FACP shall have a minimum 36 inches of face clearance and 6 inches side clearance from any other wall or equipment.

8.12.570 Occupant Notification Systems Required in Multi-tenant Buildings.

Section 907.5.1 is added to section 907 of the California Fire Code to read as follows:

Section 907.5.1 Occupant notification system required in multi-tenant buildings. In multi-tenant buildings where the automatic fire sprinkler bell cannot be heard within the tenant space shall upon tenant improvement(s) requiring a building permit for that tenant space add one audio/visual device to alert occupants of an activation of one of the fire protection systems identified in section 907.5.

8.12.580 General.

Section 914.12 is added to section 914 of the California Fire Code to read as follows:

Section 914.12 General. A newly constructed mid-rise building shall comply with this section.

Exceptions:

1. Building used exclusively as an open parking garage.
2. Building where all floors above the fourth-floor are used exclusively as an open parking garage.
3. Building such as a power plant, lookout tower, steeple, grain house, and other similar structures with intermittent human occupancy.

8.12.590 Automatic Fire Sprinkler Systems and Standpipes.

Section 914.12.1 is added to section 914 of the California Fire Code to read as follows:

Section 914.12.1 Automatic fire sprinkler systems and standpipes. Mid-rise building shall be protected throughout by an automatic fire sprinkler system designed and installed in conformance with the latest edition of NFPA 13 and in accordance with the following:

1. A shut-off valve and a water flow alarm shall be provided for each floor. Each shut-off valve and water flow alarm shall be electronically supervised.
2. Mid-rise building shall be provided with a Class I standpipe system that is interconnected with the automatic fire sprinkler system. The system shall consist of 2.5-inch valves located in each stair enclosure on every floor. Two hose outlets shall be located on the roof outside of each stair enclosure that penetrates the roof. The standpipe system shall be designed, installed, and tested in accordance with the latest edition of NFPA 14.
3. Fire department standpipe connections and valves servicing each floor shall be located in the vestibule and located in a manner so as not to obstruct egress when hose lines are connected and charged.

8.12.600 Smoke Detection.

Section 914.12.2 is added to section 914 of the California Fire Code to read as follows:

Section 914.12.2 Smoke detection. Smoke detectors shall be provided in accordance with this section. Smoke detectors shall be connected to an automatic fire alarms system and shall be installed in accordance with the latest edition of NFPA 72. The actuation of any device required by this section shall operate the emergency voice alarm signal system and shall operate all equipment necessary to prevent the circulation of smoke through air returns and exhaust ductwork. Smoke detectors shall be located as follows:

1. In every mechanical equipment, electrical, transformer, telephone equipment, unmanned computer equipment, elevator machinery, or similar room and in all elevator lobbies. Elevator lobby detectors shall be connected to an alarm verification zone or be listed as a releasing device.
2. In the main return air and exhaust air plenum of each air conditioning system. The smoke detector shall be located in a serviceable area downstream of the last duct inlet.
3. At each connection to a vertical duct or riser serving no more than 4 stories from a return air duct or plenum of an air conditioning system. In Group R, Division 1 and 2 Occupancies, an approved smoke detector is allowed to be used in each return air riser carrying not more than 5,000 cubic feet per minute and not serving more than 10 air inlet openings.
4. For Group R, Division 1 and 2 Occupancies, in all corridors serving as a means of egress for an occupant load of 10 or more persons.

8.12.610 Fire Alarm System.

Section 914.12.3 is added to section 914 of the California Fire Code to read as follows:

Section 914.12.3 Fire alarm system. An approved and listed, automatic and manual, fully addressable, and electronically supervised fire alarm system shall be provided in accordance with the provisions of this code and NFPA 72.

8.12.620 Emergency Voice Alarm Signaling System.

Section 914.12.4 is added to section 914 of the California Fire Code to read as follows:

Section 914.12.4 Emergency voice alarm signaling system. The operation of any automatic fire detector or water flow device shall automatically sound an alert tone followed by a pre-recorded voice instruction giving appropriate information and direction on a general or selective basis to the following terminal areas:

1. Elevators
2. Elevator lobbies
3. Corridors
4. Exit stairways
5. Rooms and tenant spaces
6. Dwelling units

7. Hotel guest rooms
8. Areas designated as safe refuge within the building

8.12.630 Fire Command Center.

Section 914.12.5 is added to section 914 of the California Fire Code to read as follows:

Section 914.12.5 Fire command center. A fire command center for fire department operations shall be provided for mid-rise buildings, as defined in Section 202 of this ordinance, in accordance with section 508.

8.12.640 Elevators.

Section 914.12.6 is added to section 914 of the California Fire Code to read as follows:

Section 914.12.6 Elevators. Elevators and elevator lobbies shall comply with Chapter 30 of the California Building Code. At least one elevator cab shall be assigned for fire department use and shall service all floors of the building. This cab shall be provided large enough to accommodate an ambulance-type stretcher in accordance with section 3002.4 of the California Building Code.

8.12.650 Fire Department Communication System.

Section 914.12.7 is added to section 914 of the California Fire Code to read as follows:

Section 914.12.7 Fire department communication system. An approved two-way fire department communication system designed and installed in accordance with the adopted edition of NFPA 72, shall be provided for fire department use per section 907.2.13.2.

8.12.660 Means of Egress.

Section 914.12.8 is added to section 914 of the California Fire Code to read as follows:

Section 914.12.8 Means of egress. In addition to the requirements of Chapter 10, egress components of mid-rise building shall comply with section 914.12.8.1 through 914.12.8.5.

8.12.670 Extent of the Enclosure.

Section 914.12.8.1 is added to section 914 of the California Fire Code to read as follows:

Section 914.12.8.1 Extent of the enclosure. Stairway enclosures shall be continuous and shall fully enclose all portions of the stairway. Exit enclosures shall exit directly to the exterior of the building or include an exit passageway on the ground floor leading to the exterior of the building. Each exit enclosure shall extend completely through the roof and be provided with a door that leads onto the roof.

8.12.680 Pressurized Enclosures and Stairways.

Section 914.12.8.2 is added to section 914 of the California Fire Code to read as follows:

Section 914.12.8.2 Pressurized enclosures and stairways. All required stairways and enclosures in a mid-rise building shall be pressurized as specified in Section 909. Pressurized stairways shall be designed to exhaust smoke manually.

8.12.690 Vestibules.

Section 914.12.8.3 is added to section 914 of the California Fire Code to read as follows:

Section 914.12.8.3 Vestibules. Pressurized stairway enclosures serving a mid-rise building shall be provided with a pressurized entrance vestibule on each floor that complies with section 909.

8.12.700 Pressure Differences.

Section 914.12.8.4 is added to section 914 of the California Fire Code to read as follows:

Section 914.12.8.4 Pressure differences. The minimum pressure difference between a vestibule and adjacent area shall comply with section 909.

8.12.710 Locking of Stairway Doors.

Section 914.12.8.5 is added to section 914 of the California Fire Code to read as follows:

Section 914.12.8.5 Locking of stairway doors. All stairway doors that are locked to prohibit access from the interior of the stairway shall have the capability of being unlocked simultaneously, without unlatching, upon a signal from the fire command center. Upon failure of normal electrical service or activation of any fire alarm, the locking mechanism shall automatically unlock.

8.12.720 Minimum Requirements for Client Leased or Occupant Owned Warehouses.

Section 3204.2.1 is added to Section 3204 of the California Fire Code to read as follows:

Section 3204.2.1 Minimum requirements for client leased or occupant owned warehouses. Designs of an automatic sprinkler system for client leased or occupant owned buildings containing high pile storage shall be based on the requirements of NFPA 13. The responsible fire protection engineer shall perform a survey of the building to determine commodity classification, storage configuration, building height, and other information related to the development of an appropriate sprinkler system design. The fire protection engineer shall also make reasonable efforts to meet with the building owner or operator to understand seasonal or customer related fluctuations to the stored commodities, storage height, and configuration. The sprinkler design shall be based on the most demanding requirements determined through the onsite survey and discussions with the

building owner or operator. The technical report shall describe the basis for determining the commodity and sprinkler design selection, how the commodities will be isolated or separated, and include references to the design document(s). If a specific fire test is used as the basis of design, a copy of the fire test report shall be provided at the time of plan review.

8.12.730 Prohibition.

Section 5601.3.1 of the California Fire Code is deleted in its entirety and replaced with the following:

Section 5601.3.1 Prohibition. No person shall have in his or her possession, or keep, store, use, shoot, discharge, set off, ignite, explode, manufacture, sell, offer to sell, give or transport any fireworks, dangerous fireworks, or safe and sane fireworks, except for use as agricultural and wildlife fireworks or for use in a public display of fireworks pursuant to a permit obtained from the Canyon Lake Fire Department under the provisions of California Health and Safety Code section 12640 – 12654 and the municipal code adopted by the City of Canyon Lake. Any storage, use, sale, possession, and handling of fireworks 1.4G (commonly referred to as Safe and Sane) and fireworks 1.3G is strictly prohibited.

Exception. Fireworks 1.4G and fireworks 1.3G may be part of an electrically fired display when permitted by the Canyon Lake Fire Department and conducted by a California licensed pyrotechnic operator.

8.12.740 Seizure of Fireworks

Section 5601.7 of the California Fire Code is deleted in its entirety and replaced with the following:

Section 5601.7 Seizure of Fireworks. The fire code official and his or her designee shall have the authority to seize, take, and remove all fireworks stored, sold, offered for sale, used, or handled in violation of the provisions of Title 19 CCR, Chapter 6. Any seizure or removal pursuant to this section shall be in compliance with applicable statutory, constitutional, and decisional law.

8.12.750 Firing.

Section 5608.2 is added to Section 5608 of the California Fire Code to read as follows:

Section 5608.2 Firing. All fireworks displays shall be electrically fired.

8.12.760 Explosives and Blasting.

Section 5614 is added to a new section 5614 of the California Fire Code to read as follows:

Section 5614 Explosives and blasting. Explosives shall not be possessed, kept, stored, sold, offered for sale, given away, used, discharged, transported, or disposed of except by permit from the fire code official.

8.12.770 General.

Section 5701.1 is deleted in its entirety from the California Fire Code and replaced with the following:

Section 5701.2 General. On-demand mobile fueling operations that dispense Class I, II, and III liquids into fuel tanks of motor vehicles shall be prohibited.

5707.2 – 5707.6 are hereby deleted without replacement

8.12.780 Appendix B.

Appendix B, Table 105.2 of the California Fire Code is amended to read as follows:

TABLE B105.2 – REQUIRED FIRE FLOW FOR BUILDINGS OTHER THAN ONE- AND TWO-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 B105.1(2)	Duration in Table B105.1(2)
Section 903.3.1.1 of the <i>California Fire Code</i>	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 <i>California Fire Code</i>	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 = 3.785 L/m.

- a. The reduced fire-flow shall be not less than 1,000 gallons per minute.
- b. The reduced fire-flow shall be not less than 1,500 gallons per minute.

8.12.790 Appendix C.

Section C103.1 of the California Fire Code is amended to read as follows:

Section C103.1 Hydrant spacing. Fire apparatus access roads and public streets providing required access to buildings in accordance with Section 503 of the California Fire Code shall be provided with one or more fire hydrants, as determined by Section C102.1. Where more than one fire hydrant is required, the distance between required fire hydrants shall be in accordance with Sections C103.2 and C103.3. Fire Hydrants shall be provided at street intersections.

Section 4. **California Environmental Quality Act.** The City Council finds that this Ordinance is not a project under the California Environmental Quality Act (“CEQA”) because it can be seen with certainty that it will not have a reasonably foreseeable direct or indirect physical change in the environment (CEQA Guidelines § 15061(b)(3)).

Section 5. **Adoption by Reference; Government Code § 50022.2.** This Ordinance adopts by reference the 2025 California Building Standards Code (Title 24, CCR) and related codes as a condition of compliance with State law. Pursuant to Government Code § 50022.2, this adoption by reference is exempt from the procedures and requirements of Government Code §§ 50022.1–50022.10.

Section 6. **Urgency; Findings; Vote Requirement.** The City Council hereby finds and declares that this Ordinance is necessary for the immediate preservation of the public peace, health, and safety within the meaning of Government Code § 36937(b), in that it provides for the immediate application of current building and fire life-safety standards at the outset of the State’s 2025 Code effectiveness period, thereby ensuring consistent and enforceable standards for plan review, permitting, and inspections. This Ordinance shall be adopted by a four-fifths (4/5) vote of the City Council.

Section 7. **Effective Date; Supersession by Regular Ordinance.** This Ordinance shall take effect on January 1 2026. Upon the effective date of the City’s companion regular (non-urgency) ordinance adopting the 2025 Code with the same local amendments, this urgency ordinance shall be superseded and of no further force or effect.

Section 8. **Filing of Local Amendment Findings.** Within 15 days after adoption, the City Clerk shall file a copy of this Ordinance and the City’s local-conditions findings with the California Building Standards Commission and shall transmit a courtesy copy to the Office of the State Fire Marshal with respect to amendments to the California Fire Code.

Section 9. **Publication.** The Mayor shall sign this Ordinance and the City Clerk shall certify as to the adoption and shall cause the ordinance or a summary thereof to be published in accordance with state law.

Section 10. **Severability.** Should any section, subsection, clause, or provision of this Ordinance for any reason be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this Ordinance; it being hereby expressly declared that this Ordinance, and each section, subsection, sentence, clause, and phrase hereof would have been prepared, proposed, approved, and ratified irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid, unenforceable, or unconstitutional.

Section 11. **Repeal of Inconsistent Provisions; Continuity.** All ordinances or parts of ordinances in conflict with this Ordinance are repealed to the extent of such conflict. The repeal of any inconsistent provision shall not affect any right, penalty, or action already accrued or taken under the ordinances so repealed.

Section 12 Codification; Authority of the City Clerk. The City Council intends the provisions of Chapter 8.02 and Chapter 8.12 as amended herein to be codified. The City Clerk, in consultation with the City Attorney, is authorized to make non-substantive edits and numbering, section, chapter, and title designations to effectuate such codification.

Section 13. Administrative Direction. The Fire Chief and Deputy Building Official are directed to implement this Ordinance, issue administrative bulletins concerning effective dates and submittal cut-offs, and take all actions necessary to carry out the purpose of this Ordinance.

PASSED APPROVED AND ADOPTED this 12th day of November 2025.

Mark Terry, Mayor

ATTEST:

APPROVED AS TO FORM:

Sheryl Garcia, MMC, CPM
City Clerk

Steven Graham, City Attorney