REPORT TO CITY COUNCIL

DATE: AUGUST 9, 2017

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: GREG RAMIREZ, CITY MANAGER

BY: AMIR HAMIDZADEH, BUILDING OFFICIAL

SUBJECT: CONDUCT A PUBLIC HEARING TO CONSIDER THE ADOPTION OF ORDINANCE NO. 17-427; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA ADOPTING BY REFERENCE TITLE 32, THE 2017 EDITION OF THE LOS ANGELES COUNTY FIRE CODE, AND SELECTED SECTIONS OF CHAPTER 1 OF ARTICLE III, OF THE AGOURA HILLS MUNICIPAL CODE

At the June 28, 2017, regular City Council Meeting, the City Council introduced, read by title only; waived further reading, and set the public hearing for consideration and adoption of Ordinance No. 17-427 for August 9, 2017.

Every three years, model construction codes are republished to incorporate all code changes. The California Health and Safety Code authorizes each local jurisdiction to amend provisions of the California Building Standards Code and amend necessary provisions based on local climatic, geological, or topographical conditions. The City of Agoura Hills made the local amendments to the Building, Residential, Mechanical, Plumbing, Electrical, Energy and Green Building Code in December of 2016. These amended codes have been the City of Agoura Hills Construction Codes enforced since January 1, 2017.

As part of the Los Angeles Fire District, the City of Agoura Hills is obligated to adopt the Los Angeles County Fire Code so that the District can uniformly enforce the same Fire Code throughout the District it serves. The Los Angeles Board of Supervisors adopted the 2017 Los Angeles County Fire Code earlier this year.

This ordinance will repeal and replace Chapters 1 through 3 of Article VIII and selected sections of Chapter 1 of Article III of the Agoura Hills Municipal Code.

This code adoption includes administrative and technical amendments to the 2016 California Fire Code to address special situations or conditions unique to the District and the City. Examples of the amendments include fire-resistive roof coverings, exterior construction, and fire sprinkler system requirements, tempering of windows due to the location of our community within the Very High Fire Hazard Severity Zone (VHFHSV)

designation, along other technical amendments to better insure the safety of those who live and work in our community.

The proposed ordinance contains the findings required to justify the proposed code modifications. Without this action, the Building & Safety Department and the Fire Department will have no authority to enforce the local amendments and can only enforce what was approved by the California Building Standards Commission (CBSC).

The proposed ordinance has been reviewed and approved as to form by the City Attorney.

RECOMMENDATION

Staff respectfully recommends the City Council conduct a public hearing to consider the adoption of Ordinance No. 17-427.

Attachment: Ordinance No. 17-427

ORDINANCE NO. 17-427

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, ADOPTING BY REFERENCE THE 2017 EDITION OF THE LOS ANGELES FIRE CODE, AND REPEALING AND REPLACING CHAPTER 1 OF ARTICLE III OF THE AGOURA HILLS MUNICIPAL CODE

WHEREAS, California Government Code Section 50022.1 *et seq.* authorizes the City of Agoura Hills ("City") to adopt by reference the California Building Standards Code, 2016 Edition (Title 24 of the California Code of Regulations) adopting certain uniform codes, including the 2016 California Fire Code; and

WHEREAS, California Health & Safety Code, Sections 17958.5 and 18941.5 authorize cities and counties to modify the California Building Standards Code by adopting more restrictive building standards and modifications if such standards and modifications are accompanied by express findings that they are reasonably necessary because of local climatic, geologic or topographic conditions; and

WHEREAS, the Los Angeles County Board of Supervisors recently adopted new amendments to the 2016 California Fire Code; and

WHEREAS, except as noted below, the City desires to adopt the 2017 Los Angeles County Fire Code (Title 32, Los Angeles County Code), amending the 2016 California Fire Code, as adopted by the Los Angeles Board of Supervisors, with more restrictive amendments that are reasonably necessary because of local climatic, geologic and/or topographic conditions; and

WHEREAS, no additional findings of reasonable necessity on the basis of local climatic, geologic or topographic conditions are necessary for the City's amendments to the 2017 Los Angeles County Fire Code because the proposed amendments to the 2017 Los Angeles County Fire Code are for administrative clarification, and do not modify a building standard pursuant to California Health & Safety Code Sections 17958.5 and 18941.5; and

WHEREAS, the City held a public hearing on June 28, 2017, at which time all interested persons had the opportunity to appear and be heard on the matter of adopting the 2017 Los Angeles County Fire Code as amended herein; and

WHEREAS, the City published notice of the aforementioned public hearing pursuant to California Government Code section 6066; and

WHEREAS, any and all other legal prerequisites relating to the adoption of this Ordinance have occurred;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AGOURA HILLS HEREBY ORDAINS AS FOLLOWS:

SECTION 1. Section 3100 of Chapter 1 of Article III (Public Safety) of the Agoura Hills Municipal Code is hereby repealed provided that such repeal shall not affect or excuse any violation of said Section occurring prior to the effective date of this Ordinance. A new Section 3100 is hereby added to Chapter 1 of Article III (Public Safety) of the Agoura Hills Municipal Code to read as follows:

"3100. Adoption of Fire Code.

One document, one of which is on file in City offices, identified by the Seal of the City of Agoura Hills, marked and designated as the 2017 edition of the Los Angeles Fire Code, amending the 2016 California Fire Code, including chapters and sections not adopted by agencies of the State of California, and including appendices thereto, is hereby adopted by reference as the Fire Prevention Regulations of the City of Agoura Hills. The provisions of such are hereby referred to, adopted, and made a part hereof as if fully set out in this Chapter, except as modified hereinafter."

SECTION 2. Section 3101 of Chapter 1 of Article III (Public Safety) of the Agoura Hills Municipal Code is hereby repealed provided that such repeal shall not affect or excuse any violation of said Section occurring prior to the effective date of this Ordinance. A new Section 3101 is hereby added to Chapter 1 of Article III (Public Safety) of the Agoura Hills Municipal Code to read as follows:

"3101. Modifications to the Los Angeles County Fire Code.

a) Amend Chapter 1 Division II, Section 101.1 to read as follows:

101.1 Title. These regulations shall be known as the Fire Code of the City of Agoura Hills, hereinafter referred to as "this code".

b) Amend Chapter 1 Division II, Section 103.1 to read as follows:

103.1 General. The office of fire prevention is established within the jurisdiction under the direction of the fire code official for the implementation, administration and enforcement of the provisions of this code

Exception: For the enforcement of the sprinkler systems for one- or two-family dwellings and the townhouses, the Building Official or the Fire Official, at the discretion of the City Manager, shall be the responsible authority having jurisdiction.

c) Delete Appendix Chapter "A."

SECTION 3. The City Council finds that each one of the changes or modifications to the California Fire Code adopted in this Ordinance are reasonably necessary due to the local climatic, geological, or topographical conditions in the area encompassed by the boundaries of the City of Agoura Hills; and the City Council further finds that each of the specific findings set forth in Exhibit A to this Ordinance, which is incorporated herein by this reference, individually and collectively support the local necessity for such changes or modifications. Accordingly, the City Council finds the modifications to the State Building Standards Code incorporated in this Ordinance to be reasonably necessary for the protection of the public's health, safety, and welfare.

SECTION 4. The adoption of this Ordinance or any amendment to any existing ordinance of this City shall not in any manner affect the prosecution for violations of ordinances committed prior to the effective date of this Ordinance.

SECTION 5. If any provision of this Ordinance is for any reason held to be invalid by a court of competent jurisdiction, the City Council hereby declares that it would have passed each and every remaining provision irrespective of such holding in order to accomplish the intent of this ordinance.

SECTION 6. The Building Official is hereby authorized and directed to transmit a copy of this ordinance to the California Building Standards Commission as required by California Health and Safety Code Section 17958.7.

SECTION 7. The City Clerk shall certify to the passage of this ordinance and shall cause a summary of same to be published at least once in the local newspaper of general circulation, circulated within the City of Agoura Hills. A copy of the full text of this ordinance shall be on file in the Office of the City Clerk on and after the date following introduction and passage and shall be available to any member of the public.

This ordinance shall go into effect on the 31st day after its adoption.

PASSED, APPROVED, AND ADOPTED, this 28th day of June, 2017.

AYES: (0)
NOES: (0)
ABSENT: (0)
ABSTAIN: (0)

_____
Denis Weber, Mayor

ATTEST:

_____
Kimberly M. Rodrigues, MMC, City Clerk

APPROVED AS TO FORM:

_____
Candice K. Lee, City Attorney

EXHIBIT A

FINDINGS

FINDING 1

Geological: The City of Agoura Hills is in an area of high seismic risk. Multiple active faults, such as the San Andreas Fault are near the City, each capable of generating large, damaging earthquakes. Earthquakes from these faults could produce primary effects such as strong ground shaking or ground rupture, and secondary effects such as liquefaction and landslides. These primary and secondary effects pose a significant hazard to the City's building stock and infrastructure, and to public health and safety. This could result in the collapse of vulnerable buildings and bridges, ground rupture affecting roads and highways, and liquefaction damaging buildings and pipelines (water, gas, and sewage). Fire from broken gas lines and the lack of water from broken water lines could result in major damage. Landslides caused by strong shaking, possibly in combination with wet weather conditions, could block highways and railroads, thereby isolating parts of the City and affecting emergency response. Earthquake-induced landslides could also produce rocks to fall and possibly strike and damage buildings and vehicles. Furthermore, the soils in the areas of the City are expansive and unstable. The protection of human life and the preservation of property support the imposition of fire protection, grading, and structural requirements greater than those set forth in codes adopted by California Building Standard Commission.

FINDING 2

Topographical: City of Agoura Hills is located within very high fire hazard severity zone with many hillsides. Due to varied topography, access to structures increases response time and delays fire suppression efforts. An extended response time will allow fires to grow beyond the control of initial attack fire suppression resources. Large structure fires in the hillside areas will have a greater likelihood of starting a wild fire, which may expose additional structures to fire. Furthermore, the topography of the City is characterized by steep slopes and unstable soils. The above described local topographical factors and problems support the imposition of requirements greater than those set forth in codes adopted by California Building Standard Commission.

FINDING 3

Climatic: The seasonal hot and dry weather in combination with Santa Ana winds frequently create a high potential for wild-land fires in areas of the City of Agoura Hills which is located in very high fire hazard severity zone. These conditions create an environment where the entirety of local fire department personnel, as well as resources from outside the community, are required to control, monitor, fight and protect against such fire situations in an effort to protect life and preserve property. The same climatic conditions may result in the concurrent occurrence of one or more fires in areas of the City without adequate fire department personnel to protect against and control such a

situation. These unique problems caused by the climactic conditions in the City can be relieved and controlled to an extent by advanced construction techniques and requirements in the City. To better protect the community, more restrictive requirements are imposed than those set forth in codes adopted by California Building Standard Commission.

FIRE CODE AMENDMENTS

Section	Local Condition	Explanation and Findings
101.1 Title	N/A	No additional finding of reasonable necessity is needed as the proposed amendment is administrative and does not modify a building standard pursuant to California Health and Safety Code Sections 17958.5 and 18941.5.
103.1 General	N/A	No additional finding of reasonable necessity is needed as the proposed amendment is administrative and does not modify a building standard pursuant to California Health and Safety Code Sections 17958.5 and 18941.5.
304.1.2 – Vegetation	Climatic and Topographical	Local amendment requiring brush clearance to maintain defensible space for fire operations that is necessary due to Los Angeles County's unique climate and topography to reduce risk of fire and to minimize the spreading of fire to structures.
316.6.1 – Structures	Climatic, Geological, and Topographical	Imposes additional requirements for the grounding of construction under high-voltage transmission lines to protect property, the public, and firefighters responding to emergencies. Necessary due to Los Angeles County's unique climate and topography to reduce risk of fire, to reduce the possibility of fires being causes by downed high-voltage transmission lines, to minimize the spreading of fires that may begin under transmission lines, and to protect firefighters responding to emergencies under transmission lines. Further necessary because risk of fire is increased due to the prevalence of earthquakes in Los Angeles County.
326.7 – Fire Protection Facilities Required	Climatic, Geological, and Topographical	Local amendment to require fire safety measures including but not limited to water supply, firebreaks, posting of fire watchers, access roads, restriction of activities during high fire

		hazard and other conditions to maintain reasonable fire safety. Necessary due to Los Angeles County's unique climate and topography to reduce risk of fire, to reduce the possibility of wildland fires spreading to structures, and to minimize impacts of fire. Further necessary because risk of fire is increased due to the prevalence of earthquakes in Los Angeles County.
326.12.2 – Chimneys	Climatic and Topographical	Local amendment to reduce the threat of fires by requiring spark arrestors on chimneys that is necessary due to Los Angeles County's unique climate and topography to reduce risk of fire and to minimize impacts of fire. Such spark arrestors reduce the likelihood of embers exiting a chimney and igniting a fire.
326.14 – Roadway Clearance	Climatic and Topographical	Local amendment requiring clearance of roadways to provide adequate access for firefighting apparatus, to create defensible space for fire operations, and to reduce the possibility of wildland fires spreading to structures. Necessary due to Los Angeles County's unique climate and topography.
503.1.2 – Additional Access	Climatic, Geological, and Topographical	Provides for additional access requirements necessary because of terrain, climate, or other factors that limit access. Necessary to ensure adequate response times due to the unique climatic and topographical conditions that increase the risk of fires in fire hazard severity zones. Further necessary because risk of fire is increased due to the prevalence of earthquakes in Los Angeles County.
503.2.1 – Dimensions	Climatic, Geological, and Topographical	Requires unobstructed clearance to sky on fire apparatus access roads with exception for protected tree species. Necessary to prevent obstruction of access roads by tree limbs or other obstructions and thus allow for quick response times to fires and other emergencies. Necessary to ensure adequate response times due to the unique climatic and topographical conditions that increase the risk of fires in fire hazard severity zones. Further necessary because risk of fire is increased due to the prevalence of earthquakes in Los Angeles

		County.
503.2.5 – Dead-Ends	Climatic, Geological, and Topographical	Provides for more stringent width, turning radius, and grade specifications for access roads to ensure access for fire apparatus. Necessary due to unique climatic and topographical conditions that increase the risk of fires. Further necessary because risk of fire is increased due to the prevalence of earthquakes in Los Angeles County.
503.4 – Obstruction of Fire Apparatus Access Roads	Climatic, Geological, and Topographical	Adds speed bumps and speed humps to list of prohibited obstructions to fire apparatus access roads. Speed bumps and speed humps reduce response times to fires and other emergencies because fire apparatus have to slow down to pass over them or drive around them. Necessary to ensure adequate response times due to the unique climatic and topographical conditions that increase the risk of fires in fire hazard severity zones. Further necessary because risk of fire is increased due to the prevalence of earthquakes in Los Angeles County.
503.4.1 – Traffic-Calming Devices	Climatic, Geological, and Topographical	Requires fire code official approval to install traffic calming devices such as speed bumps and speed humps. Such devices can reduce response times to fires and other emergencies. Necessary to ensure adequate response times due to the unique climatic and topographical conditions that increase the risk of fires in fire hazard severity zones. This section is necessary because the risk of fire is increased due to the prevalence of earthquakes in Los Angeles County.
503.7 – Fire Apparatus Access Roads in Recreational Vehicle, Mobile Home, Manufactured Housing, Sales Lots, and Storage Lots	Climatic, Geological, and Topographical	Requires fire apparatus access roads in recreational vehicle, mobile home, manufactured housing, sales lots, and storage lots. Necessary to ensure adequate water supply and access to such locations due to the unique climatic and topographical conditions that increase the risk of fires in fire hazard severity zones. Further necessary because the risk of fire is increased due to the prevalence of earthquakes in Los Angeles County.
503.7.1 – Fire	Climatic,	Requires additional fire apparatus access roads

Apparatus Access Roads in Mobile Home Parks and Special Occupancy Parks	Geological, and Topographical	in mobile home parks and special occupancy parks. Necessary to ensure adequate water supply and access to such locations due to the unique climatic and topographical conditions that increase the risk of fires in fire hazard severity zones. Further necessary because risk of fire is increased due to the prevalence of earthquakes in Los Angeles County.
504.5 – Roof Top Barriers and Parapets	Climatic, Geological, and Topographical	Provides various design and location requirements for solar photovoltaic systems installed on roofs of buildings for residential and commercial structures. Access and spacing requirements ensure firefighter access to the roof, provide access pathways to specific areas of the roof, provide for venting cut-out areas, and to provide emergency egress from the roof. Necessary because of increased danger of fire in Los Angeles County due to climatic and topographical conditions.
507.5.1.2 – Pool Draft System in Fire Hazard Severity Zones	Climatic, Geological, and Topographical	Requires a draft hydrant for swimming pools and spas located in the fire hazard severity zone to provide a source of water to fight fires. Necessary because of unique climatic and topographical conditions that increase the risk of fires in fire hazard severity zones. Further necessary because risk of fire is increased due to the prevalence of earthquakes in Los Angeles County.
507.5.10 – Draft System Identification Sign	Climatic, Geological, and Topographical	Provides posting of sign to notify Fire Department of draft hydrant for swimming pools and spas in fire hazard severity zone. Necessary because of unique climatic and topographical conditions that increase the risk of fires in fire hazard severity zones. Further necessary because risk of fire is increased due to the prevalence of earthquakes in Los Angeles County.
901.6.3.1 – Above-Ground Water Control Valve Signs	Climatic, Geological, and Topographical	Provides signage requirements for water control valves to facilitate firefighter identification and use of said valves in an emergency. Necessary because of unique climatic and topographical conditions that increase the risk of fires in fire hazard severity zones. Further necessary because risk of fire is increased due to the

		prevalence of earthquakes in Los Angeles County.
901.6.3.4 – Clear Space Around Above- Ground Water Control Valve	Climatic, Geological, and Topographical	Provides clearance requirements for water control valves to facilitate firefighter identification and use of said valves in an emergency. Necessary because of unique climatic and topographical conditions that increase the risk of fires in fire hazard severity zones. Further necessary because risk of fire is increased due to the prevalence of earthquakes in Los Angeles County.
903.2.11.7 – Occupancies in Fire Hazard Severity Zones and in the Malibu-Santa Monica Mountains or San Gabriel Southface Areas	Climatic, Geological, and Topographical	Provides an additional level of protection to occupancies in case of a fire by requiring installation of automatic fire sprinklers. Necessary because of unique climatic and topographical conditions that increase the risk of catastrophic fires in fire hazard severity zones and due to the topography that reduces response times to fires. Further necessary because risk of fire is increased due to the prevalence of earthquakes in Los Angeles County.
903.4.2 – Alarms	Climatic and Geological	Requires installation of exterior fire alarm visual device. Visual alarms are necessary to warn both disabled and non-disabled persons. Necessary because of increased likelihood of fires due to climatic conditions. Further necessary because risk of fire is increased due to the prevalence of earthquakes in the Los Angeles County.
905.2.1 – Class I Standpipes; 905.2.1.1, 905.2.1.2 905.2.1.3	Climatic	Construction and installation requirements for Class I standpipes to ensure adequate fire protection systems and water supply due to fires in Los Angeles County's hot and windy climate.
905.4 – Location of Class I Standpipe Hose Connections	Climatic	Installation/Regulation of Fire Protection System to ensure proper location of hose connection to control fires in Los Angeles County's hot and windy climate.
905.5.3 – Class II System 1 ½-Inch Hose	Climatic	Installation and regulation of interior wet standpipes to ensure adequate fire protection system due to fires in Los Angeles County's hot and windy climate.
905.6.1 – Protection	Climatic	Local amendment regarding installation and regulation of Fire Protection System to ensure proper location of hose connection to control

		fires. Necessary because of increased danger of fire in Los Angeles County due to hot and windy conditions.
905.6.1.1 – Size	Climatic	Size requirements for Class III standpipes to ensure adequate fire protection system. Necessary because of increased danger of fire in Los Angeles County due to hot and windy conditions.
905.9 – Riser Shutoff Valve Supervision and Drain	Climatic	Additional requirements to fire protection system for testing, maintenance, and operation. Necessary because of increased danger of fire in Los Angeles County due to hot and windy conditions.
910.2 – Where • Required	Climatic and geological	Requires smoke and heat removal for buildings. Necessary to increase ability of firefighters to respond to, and fight, fires in buildings. Necessary because of increased danger of fire in Los Angeles County due to hot and windy conditions and the prevalence of earthquakes in Los Angeles County.
910.2.1.1 – Group S-2	Climatic and geological	Requires smoke and heat removal for basement level parking garages. Necessary to increase ability of firefighters to respond to fires in parking garages. Necessary because of increased danger of fire in Los Angeles County due to hot and windy conditions and the prevalence of earthquakes in Los Angeles County.
910.3 – Design and installation 910.3.2 910.3.2.1 910.3.2.2 910.3.2.2.1 910.3.2.2.2 910.3.2.2.3 910.3.2.3 910.3.3 910.3.4 910.3.5 910.3.5.1 910.3.5.2 Table 910.3	Geological	Requirements for smoke and heat vents and mechanical smoke removal systems in buildings. Necessary because of increased danger of fire in Los Angeles County due to seismic concerns with potential water supply issues.
910.4.3	Geological	Requirements for smoke and heat vents and

910.4.4		mechanical smoke removal systems in buildings. Necessary because of increased danger of fire in Los Angeles County due to seismic concerns with potential water supply issues.
912.2.1 – Visible Location	Climatic, Topographical, Geological	Requires Fire Department connections to be located within 150 feet of a public fire hydrant and at a safe distance from the building. Necessary because of increased danger of fire in Los Angeles County due to hot and windy conditions. Further necessary because the risk of fire is increased due to the prevalence of earthquakes in Los Angeles County.
912.8 – Identification	Climatic, Topographical	Requires red paint on Fire Department connections subject to rust or corrosion to identify them to firefighters and protect from the elements. Necessary because of increased danger of fire in Los Angeles County due to hot and windy conditions.
912.9 – Breakable Caps or Plugs	Climatic, Topographical	Requires breakable caps or plugs for fire hose couplings to protect them from the elements and to ensure easy access to the Fire Department connection during fires. Necessary because of increased danger of fire in Los Angeles County due to hot and windy conditions.
914.9.1 – Spray Booths	Climatic	Requires spray booths to have automatic fire sprinkler system protection under specified conditions. Necessary because of increased danger of fire in Los Angeles County due to hot and windy conditions. Further necessary because the risk of fire is increased due to the prevalence of earthquakes in Los Angeles County.
1009.9.1 – Signage for High Rise Buildings	Climatic, Geological, and Topographical	Requirements for signage warning against elevator use in an emergency. Necessary to ensure proper notice and evacuation in case of fire or other emergency. Necessary because of increased danger of fire in Los Angeles County due to hot and windy conditions. Further necessary because risk of fire and need for evacuation is increased due to the prevalence of earthquakes in Los Angeles County.

2007.9 – Emergency Helicopter Landing Facility for High-Rise Buildings	Climatic and Topographical	Provides for additional public safety evacuation/landing area on high-rise buildings. Necessary due to large number of high-rise buildings in Los Angeles County and difficulty in evacuating high-rise buildings in case of fire or other emergency.
2007.10 – Helistops in Fire Hazard Severity Zones; 2007.10.1 - Surface	Climatic and Topographical	Provides for requirements for helistops in fire hazard severity zones to enable helicopters and associated water tenders and support equipment to safely operate to conduct operations to combat fires in those areas. Necessary because of increased danger of fire in Los Angeles County due to hot and windy conditions and topography that hinders the ability for fire apparatus to gain access to remote portions of the County.
2007.10.2 – Hydrant	Climatic; Topographical	Requires a hydrant next to helistops in fire hazard severity zones to enable helicopters to fill their tanks to facilitate water drops on wildland fires in those areas. Necessary because of increased danger of fire in Los Angeles County due to hot and windy conditions and topography that hinders the ability for fire apparatus to gain access to remote portions of the County.
2007.10.3 – Access	Climatic; Topographical	Adopts requirements for fire apparatus access to helistops in fire hazard severity zones to enable support equipment and apparatus associated with helicopter operations to combat fires in those areas. Necessary because of increased danger of fire in the County due to hot and windy conditions and topography that hinders the ability for fire apparatus to gain access to remote portions of the County.
2404.4 – Fire Protection	Climatic	Provides for spray booths to be equipped with automatic fire sprinklers. Necessary because of increased danger of fire in Los Angeles County due to hot and windy conditions.
2503, 2504, 2505, 2506, 2507 – Fruit and Crop Ripening	Climatic and Geological	Provides requirements for fruit and crop ripening operations to prevent ignition of ethylene gas and reduce risk of fire and explosion. Necessary because of increased danger of fire in Los Angeles County due to hot and windy conditions and to reduce risk of fires

		and explosion from earthquakes.
2810 – Storage of Combustible Idle Pallets	Climatic	Provides requirements for the safe storage of combustible pallets to reduce risk of fire. Necessary because of increased danger of fire in Los Angeles County due to hot and windy conditions.
3104.21 – Combustible Vegetation	Climatic and Topographic	Increased clearance requirements for combustible vegetation near tents and membrane structures. Necessary to increase fire and life safety around such structures and to create defensible space. Necessary because of fire risk due to climate and unique topography of Los Angeles County.
Table 3206.2	Climatic and Geological	Provides for increased separation for aisles. Necessary because of unique climatic conditions that increase the risk of fires. Further necessary because risk of fire is increased due to the prevalence of earthquakes in Los Angeles County.
3505.9 – Backflash Prevention	Geological	Requires protective devices to be installed on fuel gas and oxygen lines to increase safety and reduce risk of explosion and fire. Necessary because risk of leaks or tank failure is increased due to the prevalence of earthquakes in Los Angeles County.
4907.1 – General	Climatic and Topographical	Local amendment providing that defensible space requirements shall also comply with Chapter 3 of this code. Necessary due to Los Angeles County's unique climate and topography to reduce risk of fire and to minimize impacts of fire in Fire Hazard Severity Zone.
5003.11.3.8 – Floors	Climatic and Geological	Creates requirements for floors in buildings where hazardous materials are used or stored. Necessary to increase fire and life safety and to minimize fire danger from hazardous materials. Necessary because risk of fire and spillage of hazardous materials is increased due to the prevalence of earthquakes in Los Angeles County.
5704.2.8.3 – Secondary Containment	Geological	Requires secondary containment of flammable and combustible liquids that are necessary to increase fire and life safety and to prevent fires

		involving flammable and combustible liquids from spreading. Necessary because risk of leaks or tank failure is increased due to the prevalence of earthquakes in Los Angeles County.
5704.2.8.16.1 – System Requirements	Climatic and Geological	Requires foam deluge system. Necessary because of increased danger of fire in Los Angeles County due to climatic conditions and because risk of leaks or tank failure is increased due to the prevalence of earthquakes in Los Angeles County.
5704.2.9.1.1 – Required Foam Fire Protection Systems	Geological and Climatic	Requires all above-ground tanks exceeding 1,500 square feet of liquid surface area used for the storage of Class I or Class II flammable liquids to be provided with foam fire protection. Necessary because of increased danger of fire in Los Angeles County due to climatic conditions and because risk of leaks or tank failure is increased due to the prevalence of earthquakes in Los Angeles County.
5704.2.9.6.1.3 – Location of Tanks for Boilover Liquids	Geological and Climatic	Provides for additional spacing between tanks to reduce fire danger and help prevent fire from spreading to adjacent tanks. Necessary because of increased danger of fire in Los Angeles County due to climatic conditions and because risk of leaks or tank failure is increased due to the prevalence of earthquakes in Los Angeles County.
5704.3.7.6 – Construction	Geological and Climatic	Construction and fire access requirements for liquid storage rooms. Necessary because of increased danger of fire in Los Angeles County due to climatic conditions and because risk of explosion or container failure is increased due to the prevalence of earthquakes in Los Angeles County.
5706.5.1.1 – Location	Geological and Climatic	Provides increased distances for bulk transfer and process transfer operations so that they are farther away from the public and other buildings. Necessary because of increased danger of fire in Los Angeles County due to climatic conditions and because risk of leaks or tank failure is increased due to the prevalence of earthquakes in Los Angeles County.

5706.5.1.19 – Liquid Transfer	Geological and Climatic	Class I, II, or III liquids shall be transferred from a tank vehicle or tank car only into an approved atmospheric tank or approved portable tank. Necessary because of increased danger of fire in Los Angeles County due to climatic conditions and because risk of leaks or tank failure is increased due to the prevalence of earthquakes in Los Angeles County.
6104.4 – Multiple LP- Gas Container Installations	Geological and Climatic	Requirements for LP gas storage tank distances. Necessary because of increased danger of fire in Los Angeles County due to climatic conditions and because risk of leaks or tank failure is increased due to the prevalence of earthquakes in Los Angeles County.
8104 – Fire Apparatus Access Roads; 8106 – Housekeeping; 8108 – Tires	Climatic and Topographical	Creates requirements for fire access roads and storage requirements for tire storage in automobile wrecking yards. Necessary to enable fire apparatus and firefighters to gain access to fight fires and respond to emergencies. Necessary because risk of fire due to climate and topography in Los Angeles County.
APPENDIX A – Board of Appeals	N/A	No additional finding of reasonable necessity is needed as the proposed amendment is administrative and does not modify a building standard pursuant to California Health and Safety Code Sections 17958.5 and 18941.5.
APPENDIX B Section 8105.1 – One- and Two-Family Dwellings and Group R-3 Buildings	Topographical and Climatic	Provides for increased fire-flow in fire hazard zones to allow for more water to be available to fight fires. Necessary because of increased danger of fire in Los Angeles County due to climatic and topographical conditions.
APPENDIX B Section B105.4 – Land Subdivision Projects	Topographical and Climatic	Provides for increased fire-flow for subdivisions of land to allow for more water to be available to fight fires. Necessary because of increased danger of fire in Los Angeles County due to climatic and topographical conditions.
APPENDIX C, Section C102.2 – Location on Street	Topographical and Climatic	Provides for hydrant spacing on streets to ensure hydrants are accessible to firefighters. Necessary because of increased danger of fire in Los Angeles County due to climatic and

		topographical conditions.
APPENDIX C, Section C105.2 – One-family Dwelling	Topographical and Climatic	Provides for hydrant spacing to ensure that water is available to fight fires. Necessary because of increased danger of fire in Los Angeles County due to climatic and topographical conditions.
APPENDIX C, Section C105.3 - Buildings Other Than One- and Two- Family Dwellings, and Group R-3 Buildings	Topographical and Climatic	Provides for hydrant spacing for buildings other than One- and Two-family Dwellings, and Group R-3 Buildings to ensure that there is adequate water supply available to fight fires. Necessary because of increased danger of fire in Los Angeles County due to climatic and topographical conditions.
APPENDIX C, Section C105.4 – Cul-de-sac Hydrant Location	Topographical and Climatic	Provides for hydrant spacing for cul-de-sacs to ensure that there is adequate water supply available to fight fires. Necessary because of increased danger of fire in Los Angeles County due to climatic and topographical conditions.
APPENDIX C, Section C106 - On-Site Hydrants	Topographical and Climatic	Provides requirements for on-site hydrants to ensure that there is adequate water supply available to fight fires. Necessary because of increased danger of fire in Los Angeles County due to climatic and topographical conditions.
APPENDIX N, Section N103 – General Requirements	Topographical, Geographic, and Climatic	Provides various design and location requirements for temporary haunted houses, ghost walks, and similar amusement uses where the means of egress are not apparent due to decorative materials, confusing sounds, and/or visual effects. Necessary because of increased danger of fire in Los Angeles County due to climatic and topographical conditions and the prevalence of earthquakes in Los Angeles County.