

ORDINANCE NO. 434A

AN ORDINANCE ADOPTING THE UNIFORM FIRE CODE AND UNIFORM FIRE CODE STANDARDS PRESCRIBING REGULATIONS GOVERNING CONDITIONS HAZARDOUS TO LIFE AND PROPERTY FROM FIRE OR EXPLOSION, PROVIDING FOR THE ISSUANCE OF PERMITS FOR HAZARDOUS USES OR OPERATIONS, AND ESTABLISHING A BUREAU OF FIRE PREVENTION AND PROVIDING OFFICERS THEREFOR AND DEFINING THEIR POWERS AND DUTIES

The Board of Directors of the Monterey Peninsula Airport District do ordain as follows:

SECTION 1. ADOPTION OF UNIFORM FIRE CODE.

There is hereby adopted by the Monterey Peninsula Airport District for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, that certain Code and Standards known as the Uniform Fire Code, including all Appendix Chapters, and the Uniform Fire Code Standards published by the Western Fire Chiefs Association and the International Conference of Building Officials, being particularly the 1988 editions thereof and the whole thereof, save and except such portions as are hereinafter deleted, modified or amended by Section 7 of this ordinance, of which Code and Standards not less than three copies have been and are now filed in the office of the Monterey Peninsula Airport District Fire Department and the same are hereby adopted and incorporated as fully as if set out at length herein, and from the date on which this ordinance shall take effect, the provisions thereof shall be controlling within the limits of the Monterey Peninsula Airport

SECTION 2. ESTABLISHMENT AND DUTIES OF BUREAU OF FIRE PREVENTION.

(a) The Uniform Fire Code and Uniform Fire Code Standards shall be enforced by the bureau of fire prevention of the Monterey Peninsula Airport District Fire Department which is hereby established and which shall be operated under the supervision of the chief of the fire department.

(b) The fire marshal in charge of the bureau of fire prevention, shall be appointed by the chief of the fire department.

(c) The chief of the fire department may detail such members of the fire department as inspectors as shall from time to time be necessary.

SECTION 3. DEFINITIONS.

(a) Wherever the word "jurisdiction" is used with respect to a governing agency in the Uniform Fire Code or Uniform Fire Code Standards, it is the Monterey Peninsula Airport District.

(b) Wherever the word "jurisdiction" is used with respect to a geographic area in the Uniform Fire Code or Uniform Fire Code Standards it is the Monterey Peninsula Airport.

(c) Wherever the words "chief of the bureau of fire prevention" are used in the Uniform Fire Code or Uniform Fire Code Standards they shall be held to mean "fire marshal."

SECTION 4. ESTABLISHMENT OF LIMITS OF DISTRICT IN WHICH STORAGE OF FLAMMABLE OR COMBUSTIBLE LIQUIDS IN OUTSIDE ABOVEGROUND TANKS IS PROHIBITED.

The limits referred to in Section 79.501 of the Uniform Fire Code in which the storage of flammable or combustible liquids is restricted are hereby established as follows: within the Monterey Peninsula Airport except as allowed by permit issued by the fire marshal.

SECTION 5. ESTABLISHMENT OF LIMITS OF DISTRICT IN WHICH STORAGE OF LIQUEFIED PETROLEUM GASES IS TO BE RESTRICTED.

The limits referred to in Section 82.103(a) of the Uniform Fire Code, in which storage of liquefied petroleum gas is restricted, are hereby established as follows: within the Monterey Peninsula Airport except as allowed by permit issued by the fire marshal.

SECTION 6. ESTABLISHMENT OF LIMITS OF DISTRICT IN WHICH STORAGE OF EXPLOSIVES AND BLASTING AGENTS IS TO BE PROHIBITED.

The limits referred to in Section 77.106(b) of the Uniform Fire Code, in which storage of explosives and blasting agents is prohibited, are hereby established as follows: within the Monterey Peninsula Airport except as allowed by permit issued by the fire marshal.

SECTION 7. AMENDMENTS MADE IN THE UNIFORM FIRE CODE.

The Uniform Fire Code is amended and changed in the following respects:

(a) Amend Section 10.209 to read as follows: When access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for

life-saving or fire-fighting purposes, the chief of the fire department may require a key box, key switch, signaling device or padlock to be installed in an accessible location. The key box, key switch, signaling device or padlock to be installed in an accessible location. The key box, key switch, signaling device or padlock shall be a type approved by the chief and any key box shall contain keys to gain necessary access as required by the chief.

(b) Amend Section 10.306 by adding the following subsections:

10.306(i). All automatic fire extinguishing systems and fire detection systems installed in A through R-1 occupancies shall be transmitted to an approved Underwriters Laboratories Listed central station. (EXCEPTION: Existing stand-alone hood systems are exempt from this requirement.)

10.306(j). Installation, inspection, monitoring, and maintenance of systems shall be in conformance with Underwriters Laboratories and National Fire Protection Association Standards NFPA-71 and NFPA-72ABC&E.

10.306(k). All systems required by the fire department to have more than one zone shall be monitored by zone and retransmitted to the fire department by zone, giving the location and description of activation.

10.306(l). Anyone installing fire extinguishing or detection systems in A through R-1 occupancies shall provide the fire department with a "U.L. CENTRAL STATION SIGNALING SYSTEM CERTIFICATE" at the time of final inspection.

10.306(m). Electric connection of any fire extinguishing and fire detection system shall be on a dedicated branch circuit. The circuit and connections shall be mechanically protected. The circuit breaker shall be accessible only to authorized personnel and shall be clearly marked "FIRE ALARM CONTROL CIRCUIT".

10.306(n). Each central station agency shall provide a dedicated telephone line to the fire station for the purpose of reporting alarms received.

10.306(o). The central station agency shall provide the fire department with a monthly report of all alarm activity

including alarm activation, test signals, trouble reports, and all other signals received.

(c) Amend Section 10.306(b) by adding the following subsections:

10.306(b)(5): In all new buildings housing "A" through "R-1" occupancies two or more stories in height or when total floor area exceeds 4,000 square feet, and all basements or cellars of new buildings housing "A" through "R-1" occupancies when the basement or cellar floor area exceeds 1,500 square feet. EXCEPTION: No automatic fire extinguishing system shall be required in the ground floor of one-story buildings (basements and cellars shall not qualify for this exception) when area separation walls meeting the approval of the fire marshal are installed so that no individual area exceeds 4,000 square feet.

10.306(b)(6): In all existing buildings or structures housing occupancy groups A, E, I, H, B or R-1 two stories or more in height or with total floor area exceeding 4,000 square feet when the value of remodeling, alterations, additions, repairs or reconstruction in any twelve-month period exceeds fifty percent (50%) of the fair market value of the existing building or structure, the entire building or structure shall be protected by an automatic fire extinguishing system.

10.306(b)(7): When the value of the above work in any twelve-month period exceeds twenty-five percent (25%) but does not exceed fifty percent (50%) of the fair market value of the existing building or structure, all of the addition and/or all of the areas remodeled, altered, repaired or reconstructed shall be protected by an automatic fire extinguishing system and the remainder of the building shall be protected by a fire detection signaling system approved by the fire marshal.

10.306(b)(8): When the value of the above work in any twelve-month period does not exceed twenty-five percent (25%) of the fair market value of the existing building or structure, a fire detection signaling system approved by the fire marshal shall be installed throughout the entire building or structure, except as provided below.

10.306(b)(9): When the value of the above work in any

twelve-month period does not exceed five percent (5%) of the fair market value of the structure or involves re-roofing only, the requirements of this section shall not apply.

10.306(b)(10): The lessee (or owner if other than the Monterey Peninsula Airport District) of the subject property or building shall be responsible for maintaining in force a contract with a licensed professional for maintenance and monitoring of required fire extinguishing and fire detection systems on his premises.

SECTION 8. APPEALS.

Whenever the fire chief disapproves an application or refuses to grant a permit for, or when it is claimed that the provisions of the Code do not apply or that the true intent and meaning of the Code have been misconstrued or wrongly interpreted, the applicant may appeal from the decision of the fire chief to the Board of Directors of the Monterey Peninsula Airport District, within thirty days from the date of the decision appealed.

SECTION 9. NEW MATERIALS, PROCESSES OR OCCUPANCIES WHICH MAY REQUIRE PERMITS.

The chief of the fire department and the fire marshal shall act as a committee to determine and specify, after giving affected persons and opportunity to be heard, any new materials, processes or occupancies for which permits are required in addition to those now enumerated in said code. The fire marshal shall post such list in a conspicuous place in his office and distribute copies thereof to interested persons.

SECTION 10. PENALTIES.

(a) Any person who shall violate any of the provisions of said Code or Standards hereby adopted or fail to comply therewith, or who shall violate or fail to comply with any order made thereunder, or who shall build in violation of any detailed statement of specifications or plans submitted and approved thereunder, or any certificate or permit issued thereunder, and from which no appeal has been taken, or who shall fail to comply with such an order as affirmed or modified by the fire chief or by a court of competent jurisdiction, within the time fixed herein, shall severally for each and every such violation and

noncompliance, respectively, be guilty of a misdemeanor, punishable by a fine of not more than \$500.00 or by imprisonment for not more than 180 days or by both such fine and imprisonment. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and when not otherwise specified, each ten days that prohibited conditions are maintained shall constitute a separate offense.

(b) The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

SECTION 11. REPEAL OF CONFLICTING ORDINANCES.

All former ordinances of the Monterey Peninsula Airport District or parts thereof conflicting or inconsistent with the provisions of this ordinance or of the Code or Standards hereby adopted are hereby superseded.

SECTION 12. VALIDITY.

The Monterey Peninsula Airport District Board of Directors hereby declares that should any section, paragraph, sentence or work of this ordinance or of the Code or Standards hereby adopted be declared for any reason to be invalid, it is the intent of the Monterey Peninsula Airport District Board of Directors that it would have passed all other portions of this ordinance independent of the elimination herefrom of any such portion as may be declared invalid.

SECTION 13. DATE OF EFFECT.

This ordinance shall take effect thirty days from and after the date of its final passage and adoption.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: This 13th day of September, 1989 by the following roll call vote:

AYES: DIRECTORS: Faul, Nakamura, Searle, Chairman Haskell
NOES: DIRECTORS: None
ABSENT: DIRECTORS: Berlin

Signed this 13th day of September, 1989

Martin W. Haskell Jr.
Martin W. Haskell, Jr., Chairman

A T T E S T

Barbara Sadler
Barbara Sadler
District Secretary