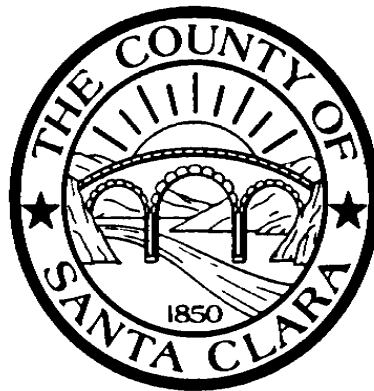


SANTA CLARA COUNTY

2001

FIRE CODE AMENDMENTS



ORDINANCE NO. NS-1100.89

**AN ORDINANCE OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF SANTA CLARA ADOPTING
REVISED FIRE, BUILDING, ELECTRICAL, MECHANICAL
AND PLUMBING CODES AND AMENDING
DIVISIONS B7, C3, C4, C9 AND C11 OF THE
COUNTY OF SANTA CLARA ORDINANCE CODE**

Summary

This ordinance reflects the County's adoption of the 2001 triennial California Building Standards Code with certain amendments to address local conditions.

WHEREAS, Health and Safety Code section 18938 provides that the California Building Standards Commission ("Commission") shall adopt building standards applicable to all occupancies in the State of California. The building standards consist of certain model building codes published by specified code-writing bodies, as amended to address California-specific issues. When adopted, these building standards constitute the California Building Standards Code.

WHEREAS, the California Building Standards Code is typically revised on a triennial basis. The Commission recently adopted the 2001 triennial edition of the California Building Standards Code, Title 24, California Code of Regulations. The new building standards automatically become effective in all cities and counties throughout the state on November 1, 2002 unless the standards are modified by local jurisdictions.

WHEREAS, pursuant to Health and Safety Code sections 17958.7 and 18941.5, counties and cities may modify the State building standards where reasonably necessary because of local climatic, geological or topographical conditions.

WHEREAS, the Board finds that each of the amendments to the California Building Standards Code adopted below are reasonably necessary to address local climatic, geological, and topographical conditions. The basis for each of these findings is set forth in Exhibits A and B, attached hereto.

THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA CLARA
ORDAINS AS FOLLOWS:

SECTION 1. Division B7 of Title B of the Ordinance Code of the County of Santa Clara is amended to read as follows:

CHAPTER I. INCORPORATION BY REFERENCE

Sec. B7-1. 2001 California Fire Code and 2000 Uniform Fire Code adopted.

There is hereby adopted by the County of Santa Clara for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, the 2001 California Fire Code, and all portions of the 2000 Uniform Fire Code, as published by the Western Fire Chiefs Association, that were not amended by and do not conflict with the 2001 California Fire Code, including Appendix Chapters I-C, II-A, II-B, II-C, II-D, II-I, III-A, III-B, III-C, IV-A, V-A, VI-A, VI-B, and VI-C except such portions as are hereinafter deleted, modified or amended by this ordinance. From the date on which this ordinance shall take effect, the provisions thereof are controlling within the limits of unincorporated County of Santa Clara.

CHAPTER II. OMISSIONS, AMENDMENTS AND ADDITIONS TO UNIFORM FIRE CODE

Sec. B7-2. Omissions, amendments and additions.

Omissions, amendments and additions to the California Fire Code and Uniform Fire Code (hereinafter collectively referred to in this Chapter as the "Uniform Fire Code") are as set forth in this chapter.

Sec. B7-3. Establishment of limits of districts in which storage of flammable or combustible liquids in outside above ground tanks is prohibited.

The limits referred to in Sections 7902.2.2.1 and 7904.2.5.4.2 of the Uniform Fire Code, in which the storage of flammable or combustible liquids in above ground tanks is prohibited are hereby established as all locations of the County of Santa Clara other than those locations that are outside of urban service areas or as approved by the Fire Marshal.

Sec. B7-4. Establishment of limits in which storage of liquefied petroleum gases is prohibited.

The limits referred to in Section 8204.2 of the Uniform Fire Code, in which storage of liquefied petroleum gas is restricted, are hereby established as follows:

Liquefied Petroleum Gas (LPG) shall not be permitted within the County unincorporated areas where natural gas mains exist and are reasonably available. Exception: LPG may be permitted if used for industrial operations or if used to carry on activities where natural gas would not provide a viable substitute for LPG. Portable containers for temporary heating or cooking uses may be permitted if properly stored and handled per this code. Installation of LPG facilities for the purpose of refueling portable or mobile containers may be approved by the Fire Marshal.

Sec. B7-5. Establishment of limits of districts in which the storage of explosives and blasting agents is prohibited.

The limits referred to in Section 7701.7.2 of the Uniform Fire Code, in which the storage of explosives and blasting agents is prohibited, are hereby established as all locations in the County of Santa Clara that are heavily populated and congested commercial areas.

Sec. B7-6. Establishment of limits of districts in which the storage of compressed natural gas is prohibited.

The limits referred to in Section 5204.5.2 of the Uniform Fire Code, in which the storage of compressed natural gas is prohibited, are hereby established as all locations of the County of Santa Clara that are residential. Locations for the storage and/or dispensing of compressed natural gas in commercial areas must be approved by the Fire Marshal.

Sec. B7-7. New construction and alterations.

Section 103.3.2.4 is added to the Uniform Fire Code to read as follows:

103.3.2.4. Final Inspection. No final inspection as to all or any portion of a development shall be deemed completed until the installation of the required fire protection facilities and access ways have been completed and approved. No final certificate of occupancy may be granted until the fire marshal issues notice of final clearance to the building department.

Sec. B7-8. Permits.

The following sections shall be added to the Uniform Fire Code, or amended, relating to when permits shall be required:

(a) *Section 105.8.f.6* is added to read as follows:

f.6. Fire protection systems. To install, alter or change any fire hydrant

system, fire extinguishing system or fire alarm system.

- (b) *Section 105.8 1.1* is amended to read as follows:

1.1. Liquefied petroleum gases. To install LP gas containers at commercial sites.

- (c) *Section 105.9* is added to read as follows:

105.9. Permit Fees. Fees shall be paid to the Santa Clara County Fire Marshal's Office as follows:

The board of supervisors may establish, by resolution, a schedule of fees to be charged and collected by the county for the issuance of any such permits required under the provisions of the code, and for the plan checking and inspection services relative to these permits.

Sec. B7-9. Definitions and abbreviations.

- (a) *Section 222-U* of the Uniform Fire Code is amended to include the following definition:

222-U. Urban Service Area is unincorporated developed, undeveloped or agricultural land within the sphere of influence of a city, which is served by urban facilities, utilities, and services.

- (b) *Section 224-W* of the Uniform Fire Code is amended to include the following definition:

222-W. Workstation is a defined space or independent principal piece of equipment using hazardous materials where a specific function, laboratory procedure or research activity occurs. Approved or listed hazardous materials storage cabinets, flammable liquid storage cabinets or gas cabinets serving a workstation are included as part of the workstation. A workstation is allowed to contain ventilation equipment, fire protection devices, electrical devices, and other processing and scientific equipment.

Sec. B7-10. Access Roads.

Section 902.2.1, exception 3 of the Uniform Fire Code is amended to read as follows:

3. When there is not more than one Group R, Division 3, or Group U Occupancy, the

requirements of Sections 902.2.1 and 902.2.2 may be modified by the Fire Marshal.

Sec. B7-11. Access Control.

Section 902.5 is added to the Uniform Fire Code to read as follows:

902.5 Access Control Devices. Access control devices including bars, grates, gates, electric or magnetic locks or similar devices which would inhibit rapid fire department emergency access to the building are installed, must be approved by the Fire Marshal before installation. All access control devices must be provided with an approved means for deactivation or unlocking by the fire department.

Access control devices must also comply with Article 12 for exiting.

Sec. B7-12. Water supplies and fire hydrants.

Section 903.3 of the Uniform Fire Code is amended to read as follows:

903.3. Type of Water Supply. Water supply is allowed to consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow. In setting the requirements for fire flow, the Fire Marshal may be guided by Appendix III-A.

Where water supplies available for fire protection do not meet the requirements of Appendix III-A, an approved (approved means as approved by the Fire Marshal) automatic fire sprinkler system installed throughout the building will be an acceptable alternate to all or a portion of the water supply required, as determined by the Fire Marshal, provided that a sprinkler system is not otherwise required by this code or the Building Code.

Sec. B7-13. Smoke detector maintenance.

Section 1001.5.1.3, comprising subsections 1001.5.1.3.1 through 1001.5.1.3.6, inclusive, is added to the Uniform Fire Code to read as follows:

1001.5.1.3. Responsibility for Smoke Detector Maintenance

1001.5.1.3.1. One-and-two family dwellings and mobile homes. The owner of any single-family dwelling, duplex or mobile home shall repair or replace when defective, and maintain in operative condition at all times in which such owner is in possession of the dwelling unit, any smoke detector required under the

provisions of the code. At the time that any such dwelling unit is rented or leased to any other person, all required smoke detectors shall be in operative condition. Thereafter, any person to whom said dwelling unit is rented or leased shall be required to maintain such smoke detectors in proper working order and repair or replace them when defective.

1001.5.1.3.2. Hotels, Motels and Lodging Houses. The owner of any hotel, motel or lodging house shall repair or replace all smoke detectors required under the provisions of this section when defective, and maintain such detectors in operating condition at all times.

1001.5.1.3.3. Other dwellings. The owner of any dwelling or dwelling unit other than those specified in sections 1001.5.1.3.1 and 1001.5.1.3.2 shall repair or replace and maintain in operative condition at all times, all smoke detectors required under the provisions of the code. In dwelling units which are rented, leased or otherwise let for use, the owner shall ensure that all smoke detectors in the dwelling unit are in proper working order each time an occupant takes possession. After the occupant takes possession, it shall be the duty of the occupant to regularly test all smoke detectors in the dwelling unit; and the occupant shall notify the owner immediately in writing of any problem, defect, malfunction or failure of any such smoke detectors. Upon such notification by the occupant that a smoke detector in the dwelling unit is not in proper working order, the owner shall have such smoke detectors repaired or replaced within seven (7) calendar days.

1001.5.1.3.4. Agreement between parties. Nothing in this provision shall preclude a rental or lease agreement from providing that a tenant has the responsibility for repair or maintenance; however, such provision notwithstanding, the owner shall be responsible to ensure compliance with this provision.

1001.5.1.3.5. Notice. Any property owner or his/her authorized agent offering to rent, lease or let residential property subject to the provisions of this section shall give notice of the requirements of section 1001.5.1.3 to the tenant prior to occupancy. The giving of such notice shall not relieve the property owner from compliance with the requirements of this section.

1001.5.1.3.6. Inspection not required. Nothing in the provisions of this section shall be construed to require any department of the county to conduct any inspection of smoke detectors herein required, nor shall any inspections made imply a duty to inspect other detectors.

Sec. B7-14. Fire extinguishing systems.

Section 1003.1.2 of the Uniform Fire Code is amended to read as follows:

1003.1.2. Standards. Fire extinguishing systems must comply with the Building Code. Fire sprinkler systems required by the Building Code or Fire Code, as herein amended, must be installed in accordance with National Fire Protection Association (NFPA) Standards, as referenced in the Building Code, and County Fire Marshal Standards.

Sec. B7-15. Monitoring of fire extinguishing systems.

Section 1003.1.3 is added to the Uniform Fire Code to read as follows:

1003.1.3. Monitoring of other approved fire extinguishing systems. When a fire alarm system or fire sprinkler monitoring system is installed in a building, the system shall monitor all fire extinguishing systems including, but not limited to, commercial kitchen extinguishing systems, clean agent systems, CO2 systems, dry chemical and foam systems. Activation of any fire extinguishing system shall send an alarm signal and initiate the alarm signaling devices.

Sec. B7-16. Fire sprinkler systems.

Section 1003.2.2, item 6 is added to the Uniform Fire Code to read as follows:

6. In all new buildings where the fire flow for the building, in accordance with Appendix III-A, exceeds two thousand (2,000) gallons per minute or, is three (3) or more stories in height, or the floor area exceeds ten thousand (10,000) square feet.

Section 1003.2.2, item 7 is added to the Uniform Fire Code to read as follows:

7. In all existing buildings when modifications are made that increase the fire flow, in accordance with Appendix III-A, to more than two thousand (2,000) gallons per minute, or increase the number of stories to three (3) or more, or increase the floor area to more than ten thousand (10,000) square feet.

Sec. B7-17. General safety precautions.

Section 1107.3 is added to the Uniform Fire Code to read as follows:

1107.3. Immersion heaters. All electrical immersion heaters used in dip tanks, sinks, vats and similar operations shall be provided with approved over-temperature controls and low liquid level electrical disconnects. Manual reset of required protection devices shall be provided.

Sec. B7-18. Open-flame heating appliances.

Section 1109.3.1 is added to the Uniform Fire Code to read as follows:

1109.3.1 Portable Fueled Open-Flame Heating Appliances. Portable fueled open-flame heating devices must be approved for use by the Fire Marshal.

Sec. B7-19. Emergency plan cabinets.

Section 1303.4.4 is added to the Uniform Fire Code to read as follows:

1303.4.4 Cabinets. In large commercial, industrial or residential complexes the Fire Marshal may require the Emergency Plan and the HMBP to be in locked cabinets at an approved Location.

Sec. B7-20. Semiconductor fabrication facilities.

Section 5101.1.1 of the Uniform Fire Code is amended to read as follows:

5101.1.1 General. Semiconductor fabrication facilities and comparable manufacturing, research and development areas classified as Group H Occupancies must be in accordance with Article 51 and the Building Code.

The use, storage and handling of hazardous materials in semiconductor fabrication facilities classified as Group H Occupancies must be in accordance with Article 51, other applicable provisions of this code and the Building Code.

Sec. B7-21. Protected above ground fuel dispensing tanks.

Section 5202.3.7.1 of the Uniform Fire Code is amended to read as follows:

5202.3.7.1 Size. In the Urban Service Areas, primary tanks of protected aboveground tanks must not exceed a 2,000 gallon individual or 6,000 gallon aggregate capacity. Outside of the Urban Service Areas, primary tanks of protected aboveground tanks must not exceed a 12,000-gallon individual or 48,000 aggregate capacity. Tank installations having the maximum allowable aggregate capacity must be separated from other installed protected tanks by not less than 100 feet.

Sec. B7-22. Battery storage ventilation.

Section 6404.6 of the Uniform Fire Code is amended to read as follows:

6404.6 Ventilation. Ventilation must be provided in accordance with the Mechanical Code and the following:

1. The ventilation system must be designed to limit the maximum concentration of hydrogen to 1.0 percent of the total volume of the room in accordance with nationally recognized standards, or
2. Continuous ventilation must be provided at a rate of not less than 1 cubic foot per minute per square foot (5.1 cubic meter per second per square meter) of floor area of the room.
3. Failure of the ventilation system must initiate a local alarm and transmit a signal to a constantly attended station or automatically disengage the charging system.

Sec. B7-23. Locations of above ground tanks.

Section 7902.2.2.1 of the Uniform Fire Code is amended to read as follows:

7902.2.2.1. Locations where above ground tanks are prohibited. The storage of Class I, II and III-A liquids in above ground tanks outside of buildings is permitted only in locations not prohibited by this ordinance, or as otherwise approved by the Fire Marshal, and must be installed as follows:

1. Double wall steel above ground tanks may be used for the storage of Class II and III-A liquids, including integral diesel fuel storage tanks for generators or fire pumps, which are listed and limited to capacity of 660 gallons. Tanks must be located a minimum of ten (10) feet from any building and property line which is or can be built upon, unless protected by an unpierced two (2) hour fire resistive wall extending not less than 30 inches above and to the sides of the storage area.
2. Protected above ground storage tanks may be used to store diesel fuel used to power generators or fire pumps must not exceed 4,000 gallons individual capacity and 16,000 gallon aggregate capacity. Tanks with capacities of 661-4,000 gallons must be located a minimum of ten (10) feet from any building and fifteen (15) feet from a property line which is or can be built upon unless protected by a non-pierced two (2) hour fire resistive wall extending not less than 30 inches above and to the sides of the storage area. Tanks must be

installed in accordance with Article 52.

3. Above ground storage tanks used for dispensing fuel for motor vehicles are allowed where approved by the Fire Marshal. Such tanks shall be installed and maintained in accordance with Article 52.

Sec. B7-24. Hazardous materials ventilation ducting.

Section 8001.7.1 of the Uniform Fire Code is added to read as follows:

8001.7.1 Ventilation ducting. Product conveying ducts for venting hazardous materials operations must be labeled with the hazard class of the material being vented and the direction of flow.

Sec. B7-25. Fire protection systems for workstations.

Section 8001.17 of the Uniform Fire Code is added to read as follows:

8001.17. Fire Protection Systems for Workstations. When a building is protected by an automatic fire sprinkler system, sprinkler protection must be provided for all combustible workstations where hazardous materials are used, stored or dispensed. The sprinkler must be installed within each branch exhaust duct at the point of connection and within individual hoods/plenums. The sprinkler in the exhaust connection must be located not more than two (2) feet (610 mm) from the point of connection to the plenum. The sprinkler and associated piping must be of a type listed for the specific environment, and be accessible for periodic inspection.

EXCEPTIONS:

1. When an approved pre-engineered fire extinguishing system is installed, activation must deactivate related processing equipment.
2. Process equipment operating at temperatures in excess of 932° F (500° C), and provided with automatic shutdown capabilities for hazardous materials.
3. Exhaust ducts 10 inches (254 mm) or less in diameter.

Sec. B7-26. Spill control and secondary containment for hazardous materials in storage.

- (a) *Section 8003.1.3.2* of the Uniform Fire Code is amended to read as follows:

8003.1.3.2 Spill control for hazardous materials liquids. Rooms, buildings or areas used for the storage of hazardous materials liquids must be provided with spill control to prevent the flow of liquids to adjoining areas. Floors in indoor locations and similar surfaces in outdoor locations must be constructed to contain a spill from the largest single vessel by one of the following methods:

1. Liquid-tight sloped or recessed floors in indoor locations or similar areas in outdoor locations,
2. Liquid-tight floors in indoor locations or similar areas in outdoor locations provided with liquid-tight raised or recessed sills or dikes, or
3. Sumps and collection systems.

Except for surfacing, the floors, sills, dikes, sumps and collection systems must be constructed of noncombustible material, and the liquid-tight seal must be compatible with the material stored. When liquid-tight sills or dikes are provided, they are not required at perimeter openings, which are provided with an open-grate trench across the opening that connects to an approved collection system.

(b) *Section 8003.1.3.3* of the Uniform Fire Code is amended to read as follows:

8003.1.3.3 Secondary containment for hazardous materials liquids and solids. Buildings, rooms or areas used for the storage of hazardous materials liquids or solids shall be provided with secondary containment in accordance with this section.

The building, room or area shall contain or drain the hazardous materials and fire-protection water through the use of one of the following methods:

1. Liquid-tight sloped or recessed floors in indoor locations or similar areas in outdoor locations;
2. Liquid-tight floors in indoor locations or similar areas in outdoor locations provided with liquid-tight raised or recessed sills or dikes;
3. Sumps and collection systems; or
4. Drainage systems leading to an approved location.

Incompatible materials must be separated from each other in the secondary containment system.

Secondary containment for indoor storage areas must be designed to contain a spill from the largest vessel plus the design flow volume of fire-protection water calculated to discharge from the fire-extinguishing system over the minimum required system design area or area of the room or area in which the storage is located, whichever is smaller, for a period of 20 minutes.

Secondary containment for outdoor storage areas must be designed to contain a spill from the largest individual vessel. If the area is open to rainfall, secondary containment must be designed to include the volume of a 24-hour rainfall as determined by a 25-year storm and provisions must be made to drain accumulations of groundwater and rainwater.

A monitoring method must be provided to detect hazardous materials in the secondary containment system. The monitoring method is allowed to be visual inspection of the primary or secondary containment, or other approved means. Where secondary containment is subject to the intrusion of water, a monitoring method for detecting water must be provided. When monitoring devices are provided, they must be connected to distinct visual or audible alarms.

Drainage systems must be in accordance with the Plumbing Code and all of the following:

1. The slope of floors in indoor locations or similar areas in outdoor locations to drains must not be less than 1 percent;
2. Drains from indoor storage areas must be sized to carry the volume of the fire-protection water as determined by the design density discharged from the automatic fire-extinguishing system over the minimum required system design area or area of the room or area in which the storage is located, whichever is smaller;
3. Drains from outdoor storage areas must be sized to carry the volume of the fire flow and the volume of a 24-hour rainfall as determined by a 25-year storm;
4. Materials of construction for drainage systems must be compatible with the materials stored;
5. Incompatible materials must be separated from each other in the drainage system; and
6. Drains must terminate in an approved location away from buildings, valves, means of egress, fire access roadways, adjoining property and storm drains.

(c) *Table 8003.1-A* of the Uniform Fire Code is deleted.

Sec. B7-27. Treatment systems.

Section 8003.3.1.3.5.1 of the Uniform Fire Code is amended to read as follows:

8003.3.1.3.5.1 General. Treatment systems shall be utilized to handle the accidental release of gas. Treatment systems shall be utilized to process all exhaust ventilation to be discharged from gas cabinets, exhausted enclosures and gas rooms.

Sec. B7-28. Spill control and secondary containment for hazardous materials in use.

(a) *Section 8004.2.2.5.1* of the Uniform Fire Code is amended to read as follows:

8004.2.2.5.1 Spill control for hazardous materials liquids. Buildings, rooms or areas where hazardous materials liquids are dispensed into vessels or used in open systems must be provided with spill control in accordance with Section 8003.1.3.2.

(b) *Section 8004.2.2.5.2* of the Uniform Fire Code is amended to read as follows:

8004.2.2.5.2 Secondary containment for hazardous materials liquids. Buildings, rooms or areas where hazardous materials liquids are dispensed or used in open systems must be provided with secondary containment in accordance with Section 8003.1.3.3.

(c) *Section 8004.2.3.6.1* of the Uniform Fire Code is amended to read as follows:

8004.2.3.6.1 Spill control for hazardous materials liquids. Buildings, rooms or areas where hazardous materials liquids are used must be provided with spill control in accordance with Section 8003.1.3.2.

(d) *Section 8004.2.3.6.2* of the Uniform Fire Code is amended to read as follows:

8004.2.3.6.2 Secondary containment for hazardous materials liquids. Buildings, rooms or areas where hazardous materials liquids are used in vessels or systems must be provided with secondary containment in accordance with Section 8003.1.3.3.

(e) *Section 8004.3.3.1.1* of the Uniform Fire Code is amended to read as follows:

8004.3.3.1.1 Spill control for hazardous materials liquids. Outdoor areas where hazardous materials liquids are or used in open systems must be provided with spill control in accordance with Section 8003.1.3.2.

- (f) *Section 8004.3.3.1.2* of the Uniform Fire Code is amended to read as follows:

8004.3.3.1.2 Secondary containment for hazardous materials liquids. Outdoor areas where hazardous materials liquids are dispensed or used in open systems must be provided with secondary containment in accordance with Section 8003.1.3.3.

- (g) *Section 8004.3.3.2.1* of the Uniform Fire Code is amended to read as follows:

8004.3.3.2.1 Spill control for hazardous materials liquids. Outdoor areas where hazardous materials liquids are used in closed systems must be provided with spill control in accordance with Section 8003.1.3.2.

- (h) *Section 8004.3.3.2.2* of the Uniform Fire Code is amended to read as follows:

8004.3.3.2.2 Secondary containment for hazardous materials liquids. Outdoor areas where hazardous materials liquids are dispensed or used in closed systems shall be provided with secondary containment in accordance with Section 8003.1.3.3.

- (i) *Table 8004.2-A* of the Uniform Fire Code is deleted in its entirety.

Sec. B7-29. Liquefied petroleum gases.

- (a) *Section 8202.1, third paragraph,* of the Uniform Fire Code is amended to read as follows:

Where a single container is over 125 gallons water capacity or the aggregate capacity of containers is over 125 gallon water capacity, the installer shall submit plans to the Fire Marshal's Office for such installations.

- (b) *Section 8204.2* of the Uniform Fire Code is amended to read as follows:

Section 8204.2 Maximum Capacity with Established Limits. Within the limits established by law restricting the storage of LP-gas for the protection of heavily populated or congested commercial areas, the aggregate capacity of any one installation shall not exceed a 2,000-gallon water capacity. Larger quantities for commercial uses may be allowed as approved by the Fire Marshal on a case-by-case basis.

Sec. B7-30. Fire Protection Plan Urban-Wildland Interface (UWI) Areas.

Article 86 of the Uniform Fire Code is deleted in its entirety.

Sec. B7-31. Suppression and control of hazardous fire areas.

The following sections are added to pertinent appendices of such code, relation to the suppression and control of hazardous fire areas:

(a) *Section 16.3 is added to Appendix II-A* of the Uniform Fire Code to read as follows:

16.3 Firebreak Vegetation. When brush or vegetation growth is removed and cleared away to provide a firebreak as required by this section, suitable growth which will not form a means of rapidly transmitting fire shall be planted in such a manner so as to reduce the possibility of erosion if necessary.

(b) *Section 25 is added to Appendix II-A* of the Uniform Fire Code to read as follows:

SECTION 25-Roof Coverings. Roof coverings on all buildings shall be fire-retardant, and shall comply with the standards established for Uniform Building Code Class A roofing. Re-roofing of existing buildings shall comply with the above except that any re-roofing of less than ten (10) percent of the total roof area on any building shall be exempt from this requirement. Additions to existing buildings exceeding ten (10) percent of the total roof area shall comply with this section.

Sec. B7-32. Fire hydrant locations and distribution.

Section 5 of Appendix III-B of the Uniform Fire Code is amended to read as follows:

SECTION 5-Distribution Of Fire Hydrants. The average spacing between fire hydrants shall not exceed that listed in Table A-III-B-1.

EXCEPTION: The maximum spacing of hydrants in commercial areas shall be two hundred fifty (250) feet.

Regardless of the average spacing, fire hydrants shall be located such that all points on streets and access roads adjacent to a building are within the distances listed in Table A-III-B-1.