

EXHIBIT C TO RESOLUTION NO. 2013 -

**FINDINGS AND DETERMINATION THAT CHANGES
OR MODIFICATIONS TO THE INTERNATIONAL FIRE CODE
AND THE CALIFORNIA FIRE CODE,
2012 EDITION, ARE REASONABLY NECESSARY BECAUSE OF
LOCAL CONDITIONS**

1. In connection with the adoption by reference of the International Fire Code, 2012 Edition, as amended by the State of California in that document entitled “The California Building Standards Code,” it is hereby expressly found and determined that the following changes to the California Building Standards Code are reasonably necessary because of local climatic, geological or topographical conditions:

Section 3-3-250: RESERVED

Section 3-3-260: AUTOMATIC SPRINKLER SYSTEMS. Section 903.2.18 is hereby added to the Fire Code to read as follows;

- (a) The following requirements shall be in addition to those set forth in Section 1003.2.
- (b) Automatic sprinkler systems shall be installed and maintained in operable condition as specified in this Article and NFPA Standard 13, in all buildings or structures.
 - 1. Of A-1, A-3, A-4, B, E, F-1, M, S-1 and S-2 occupancy classifications were the total floor are of which exceeds 10,000 square feet, .
 - 2. Of all occupancy classification, irrespective of construction type, the overall height of which exceeds 45 feet. Building height shall be determined in accordance with the Building Code.
- (c) The provisions of this section shall apply to existing buildings or structures (except R3, R3.1 and R4 occupancies) when, over any three year period,:
 - 1. Permits for additions and alterations increase the floor area by 25 percent.
 - 2. Permit valuation for additions, alterations, repairs or other modifications, individually or cumulatively, exceeds 25 percent of building valuation as determined by the building official.

Section 7-5-145: MULTIPLE HAZARDS: OUTDOOR STORAGE.

- (a) When a hazardous material has multiple hazards, all hazards shall be addressed and controlled in accordance with the provisions of this chapter. When overhead noncombustible construction is provided for sheltering exterior hazardous material storage areas, such storage shall not be considered indoor storage when all of the following conditions are met:

- (1) Supports shall be of noncombustible construction.
- (2) Supports and walls shall not obstruct more than 25 percent of the perimeter of the storage area.
- (3) The distance to buildings, property lines, streets, alleys, public ways or exits to a public way shall not be less than the distance required for an exterior hazardous material storage area without weather protection.

Section 7-5-150: RESERVED

Section 7-5-155: NONCOMBUSTIBLE CONSTRUCTION Section 414.6.1.3 of the Code is added to read as follows:

414.6.1.3 Noncombustible construction. The overhead structure shall be of approved noncombustible construction with a maximum area of 3,000 square feet (140m²).

2. The aforesaid local amendment is reasonably necessary in order to lessen the threat to life, safety and property represented by certain local climatic, geographical and topographical conditions existing in the City of San Leandro.

3. The aforesaid local amendment is enacted pursuant to the authority of Section 17958.5 of the California Health and Safety Code, for the purpose of addressing the aforesaid conditions which are more specifically described as follows:

- (a) The City of San Leandro lies in the near vicinity of the Hayward Fault and in fact, a substantial portion of the residential area of the City lies within the Alquist-Priolo Act Special Studies Zone, requiring special geologic studies prior to development.
- (b) Recent earthquake activities, including the 1989 Loma Prieta and the 1994 Northridge earthquakes, have indicated the lack of adequate design and detailing as a contributing factor to damages that reduced the protection of the life-safety of building occupants.
- (c) The underlying soils are subject to liquefaction and amplification of seismic energy. This increases the likelihood of seismic disturbances of substantial magnitude occurring and causing consequent damage. Such damage is often accompanied by structural fire. The City contains a large percentage of existing structures constructed more than forty years ago.
- (d) The travel time to a fire or other emergency within San Leandro may be impeded by the following conditions:
 - (1) Three major railway lines, the elevated BART line, three major freeways and a natural creek, divide the City into numerous sections, and equipment responding to emergencies face potential delays and obstruction of access in crossing these barriers

- (2) San Leandro lies in the path of two major water reservoirs which, upon failure, would inundate a large portion of the City, further delaying the response to a fire or other emergency.
- (3) A growing community of single-family and multi-family dwellings presently exists on the easterly side of Highway 580, which is itself a potential physical barrier impeding response to a fire or other emergency.
- (4) The two major north-south emergency response routes aside from the freeways are dependent upon bridges spanning San Leandro Creek. Failure of these bridges would isolate a heavily populated section of the City north of the creek.

4. The City Council hereby takes official notice of the General Plan (and all elements thereof) of the City of San Leandro, all documents on file with the City relating to the Alquist-Priolo Act Special Studies Zone and to plastic pipe, and the findings and recommendations of the Board of Appeals in this matter.