

Chapter 7-5 Building Code

Article 8. Fire Code

Article 8 of Chapter 5 of Title VII of the San Leandro Municipal Code, "Fire Code," is hereby repealed and replaced in its entirety to read as follows:

7-5-800 Adoption.

Except as otherwise specifically set forth herein, the "2022 California fire Code," California Code of Regulations, Title 24, Part 9, with Sections 101, 103, 104, 105.2.3, 108, 113, and Appendix Chapter D, as published by the International Code Council, is hereby adopted as the "Fire Code" of the City of San Leandro. In the event an amendment to the 2022 California Fire Code results in differences between the building standards set forth in this Article and the California Fire Code, the text of this Article shall govern. At least one true copy of the California Fire Code shall be kept for public inspection in the office of the San Leandro Building Division.

7-5-801 Amendments

The California Fire Code is amended as follows:

101.1 Title—Amended

These regulations shall be known as the Fire Code of San Leandro, hereinafter referred to as "this code."

103.2 Appointment—Amended.

The fire code official shall be appointed by the fire chief serving the City of San Leandro.

104.6 Official records—Amended.

The City of San Leandro shall keep official records as required Sections 104.6.1, 104.6.2, and 104.6.4. Such official records shall be retained for not less than five years or for as long as the structure or activity to which such records relate remains in existence, unless otherwise provided by other regulations.

104.6.1 Approvals.

A record of approvals shall be maintained by the City of San Leandro Building Department and shall be available for public inspection during business hours in accordance with applicable laws.

104.6.2 Inspections.

The City of San Leandro Building Department shall keep a record of each inspection made, including notices and orders issued, showing the findings and disposition of each.

104.6.3 Fire records.

The fire department shall keep a record of fires occurring within the City of San Leandro and of facts concerning the same, including statistics as to the extent of such fires and the damage caused thereby.

104.6.4 Administrative.

Application for modification, alternative methods or materials and the final decision of the fire code official shall be in writing and shall be officially recorded in the permanent records of the City of San Leandro.

105.1.2 Types of permits—Amended.

There shall be two types of permits as follows:

1. Operational permit. An operational permit allows the applicant to conduct an operation or a business for which a permit is required by Section 105.5 until said permit is revoked by the fire department.
2. Construction permit. A construction permit allows the applicant to install or modify systems and equipment for which a permit is required by Section 105.6.

112.4 Violation penalties—Amended.

Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be subject to penalties as prescribed by law.

112.4.1 Abatement of violation.

In addition to the imposition of the penalties herein described, the fire code official is authorized to institute appropriate action to prevent unlawful construction or to restrain, correct or abate a violation; or to prevent illegal occupancy of a structure or premise; or to stop an illegal act, conduct of business or occupancy of a structure on or about any premise.

107.2 Schedule of permit fees—Amended.

Fees shall be assessed for permits and associated plan review in accordance with the fee schedule established by the San Leandro City Council as set forth in Chapter 4 of the San Leandro Administrative Code.

107.6 Refunds—Amended.

Shall be in accordance with the provisions in Section 109 of the San Leandro Building Code.

903.2.1.1 Group A-1—Amended.

An automatic sprinkler system shall be provided for fire areas containing Group A-1 occupancies and intervening floors of the building where one of the following conditions exists:

1. The fire area exceeds 5,000 square feet (697 m²), or
2. The fire area has an occupant load of 300 or more, or
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies, or
4. The Fire area contains a multi-theater complex, or
5. When the overall height of the building exceeds 30 feet.

903.2.1.2 Group A-2—Amended.

An automatic sprinkler system shall be provided for fire areas containing Group A-2 occupancies and intervening floors of the building where one of the following conditions exists:

1. The fire area exceeds 5,000 square feet (465 m²), or
2. The fire area has an occupant load of 100 or more, or
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies, or
4. When the overall height of the building exceeds 30 feet.

903.2.1.3 Group A-3—Amended.

An automatic sprinkler system shall be provided for fire areas contain Group A-3 occupancies and intervening floors of the building where one of the following conditions exists:

1. The fire area exceeds 5,000 square feet (697 m²), or
2. The fire area has an occupant load of 300 or more, or
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies, or

903.2.1.4 Group A-4—Amended.

An automatic sprinkler system shall be provided for fire areas containing Group A-4 occupancies and intervening floors of the building where one of the following conditions exists:

1. The fire area exceeds 5,000 square feet (697 m²), or
2. The fire area has an occupant load of 300 or more, or
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies, or
4. When the overall height of the building exceeds 30 feet.

903.2.3 Group E—Amended.

An automatic sprinkler system shall be provided for Group E occupancies as follows:

1. Throughout all Group E fire areas greater than 5,000 square feet (697 m²) in area.
2. Throughout every portion of educational buildings below the lowest level of exit discharge serving that portion of the building.
3. In rooms or areas with special hazards such as laboratories, vocational shops and other areas where hazardous materials in quantities not exceeding the maximum allowable quantity are used or stored.
4. When the overall height of the building exceeds 30 feet.
5. For public school state-funded construction projects see Section 903.19.

903.2.4 Group F-1—Amended.

An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:

1. A Group F-1 fire area exceeds 5,000 square feet (697 m²), or
2. A Group F-1 fire area is located more than three stories above the grade plane, or
3. A Group F-1 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²), or
4. When the overall height of the building exceeds 30 feet, or
5. Throughout a Group F-1 fire area used for the manufacture of distilled spirits.

903.2.4.1 Woodworking operations

An automatic sprinkler system shall be provided throughout all Group F-1 occupancy fire areas that contain woodworking operations in excess of 2,500 square feet in area (232 m²) that generate finely divided combustible waste or use finely divided combustible materials. [SFM] *A fire wall of less than 4-hour fire-resistance rating without openings, or any fire wall with openings, shall not be used to establish separate fire areas.*

903.2.7 Group M—Amended.

An automatic sprinkler system shall be provided throughout all buildings containing a Group M occupancy where one of the following conditions exists:

1. A Group M fire area exceeds 5,000 square feet (697 m²), or
2. A Group M fire area is located more than three stories above grade plane, or
3. When the overall height of the building exceeds 30 feet.

903.2.7.1 High-piled storage—Amended.

An automatic sprinkler system shall be provided as required in Chapter 32 in all buildings of Group M where storage of merchandise is in high-piled or rack storage arrays.

903.2.9 Group S-1—Amended.

An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 fire area exceeds 5,000 square feet (697 m²), or
2. A Group S-1 Fire area is located more than three stories above grade plane, or
3. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²), or
4. When the overall height of the building exceeds 30 feet.

903.2.9.1 Repair garages.

An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406.8 of the California Building Code, as shown:

1. Buildings having two or more stories above grade plane, including basements, with a fire area containing a repair garage exceeding 5,000 square feet (697 m²), or
2. Buildings not more than one story above grade plane, with a fire area containing a repair garage exceeding 5,000 square feet (697 m²), or
3. Buildings with repair garages servicing vehicles parked in basements, or
4. A Group S-1 fire area used for the repair of commercial motor vehicles where the fire area exceeds 5,000 square feet (465 m²).

903.2.9.2 Bulk storage of tires.

Buildings and structures where the area for the storage of tires exceeds 20,000 cubic feet (566 m³) shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

903.2.10 Group S-2 enclosed parking garages—Amended.

An automatic sprinkler system shall be provided throughout buildings classified as enclosed parking garages in accordance with Section 406.6 of the California Building Code where one of the following conditions exists:

1. Where the fire area of the enclosed parking garage exceeds 5,000 square feet (697m²), or
2. Where the enclosed parking garage is located beneath other groups, or
3. When the overall height of the building exceeds 30 feet.

903.2.10.1 Commercial parking garages.

An automatic sprinkler system shall be provided throughout buildings used for storage of commercial motor vehicles where the fire area exceeds 5,000 square feet (465 m²).

903.2.13 Group B Occupancies

An automatic sprinkler system shall be installed in Group B occupancies where the floor area exceeds 5,000 square feet (697 m²).

903.6 Where required in existing buildings and structures—Amended.

The provisions of this section are in addition to those requirements set forth in Chapter 11. Fire sprinklers shall be installed in existing commercial occupancies when any of the following exist:

1. Permits for additions and alterations increase the floor area by 25 percent.
2. Whenever an addition is made to an existing building causing the total square footage of the building to exceed 5,000 square feet (697 m²). The entire building shall be equipped with sprinklers.
3. When a change in occupancy or use to more hazardous occupancy type occurs, the structure will be required to meet the requirements as set forth for new construction for the new occupancy classification.

In residential occupancies, fire sprinklers shall be installed when there is an addition that results in the square footage exceeding 3600 square feet (334 m²) including any attached U occupancies or garages.

5003.2.4.2 Above-ground tanks— Amended with the addition of the following sentence.

Notwithstanding the foregoing, above-ground stationary tanks used for the storage of flammable or combustible liquids is prohibited in any area zoned for other than commercial, industrial, or agricultural use.

5704.2.9.6.1 Locations where above-ground tanks are prohibited-Amended with the addition of the following sentence:

Storage is prohibited in areas designated as residential within the San Leandro city limits.

5706.2.4.4 Locations where above-ground tanks are prohibited—Amended with the addition of the following sentence:

Storage is prohibited in areas designated as residential within the San Leandro city limits.

5806.2 Limitations-Amended with the addition of the following sentence:

Storage is prohibited in areas designated as residential within the San Leandro city limits.

6104.2 Maximum capacity within established limits-Amended with the addition of the following sentence:

Storage is prohibited in areas designated as residential within the San Leandro city limits.