

**ORDINANCE NO. 3856**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AMENDING SECTIONS OF THE TORRANCE MUNICIPAL CODE RELATING TO THE CALIFORNIA FIRE CODE**

The City Council of the City of Torrance does ordain as follows:

**SECTION 1**

That Articles 1 and 2 of Chapter 5 of Division 8 of the Torrance Municipal Code are hereby repealed in their entirety.

**SECTION 2**

A new Article 1 of Chapter 5 of Division 8 is added to the Torrance Municipal Code to read in their entirety as follows:

**CHAPTER 5 – FIRE PREVENTION**

**ARTICLE 1 – FIRE CODE**

**Section 85.1.010 THE CALIFORNIA FIRE CODE ADOPTED.**

That portion of the State Building Standards Code, known as the California Fire Code, 2016 Edition, published by the International Code Council and the California Building Standards Commission with errata, including Appendices A, B, BB, C, D, E and F, the table of contents and the index, as modified and amended, are adopted and hereby collectively declared to be the Torrance Fire Code for the purpose of regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises in the City of Torrance, providing for the issuance of permits and collection of fees therefor, repealing Ordinance No. 3768 of the City of Torrance and all other ordinances and parts of the ordinances in conflict therewith. Not less than one (1) copy of said code and standards as modified, deleted or amended shall be filed in the office of the City Clerk.

**Section 3**

A New Article 2 of Chapter 5 of Division 8 is added to the Torrance municipal Code to read in their entirety as follows:

**ARTICLE 2 – AMENDMENTS TO THE CALIFORNIA FIRE CODE, 2019 EDITION**

**Edition Section 85.2.010 FEES. [ADMINISTRATIVE]**

Chapter 1, Division I, Section 1.11.4, Fees, of the California Fire Code shall be amended to read in its entirety as follows:

**1.11.4.1 Fees.** The fire department is authorized to collect fees for permits and other services, including the review of plans and new business inspections. Fees shall be paid by the applicant prior to issuance of permits. Fire department fees shall be subject to change based upon the producer's price index.

**Section 85.2.020      CHAPTER 1 – SCOPE AND ADMINISTRATION. [ADMINISTRATIVE]**

Chapter 1, Division II, is adopted with Sections 104.1.1, 104.11, 104.11.4, 104.12, 105 and 109.4 shall be amended to read in its entirety as follows: [Climatic, Topographical and Geological]

**Section 104.1.1      Adoption of the Torrance Fire Department Fire Prevention Standard Operating Guidelines**

The Torrance Fire Department Fire Prevention Standard Operating Guidelines has been created and adopted to serve as instructions and interpretations of the adopted Fire Code. The Torrance Fire Department Fire Prevention Standard Operating Guidelines shall be a published document, amended from time to time to provide current instruction and interpretation.

**Authority at Fire and Other Emergencies**

**Section 104.11      General**

The Fire Chief or Officer of the Fire Department in charge at the scene of a fire or other emergency, including such fires and emergencies at industrial facilities where a private fire brigade or a private fire department is established, involving the protection of life or property or any part thereof, shall have the authority to direct such operations as necessary to extinguish or control any fire, perform any rescue operations, investigate the existence of suspected or reported fires, gas leaks or other hazardous conditions or situations or of taking any action necessary in the reasonable performance of duty. Command and control of the emergency shall be the responsibility of the Torrance Fire Department, with cooperation and technical or professional input provided by appropriate private sector employees and/or management. In the exercise of such power, the Fire Chief is authorized to prohibit any person, vehicle, vessel, or thing from approaching the scene and is authorized to remove or cause to be removed or kept away from the scene any vehicle, vessel or thing which could impede or interfere with the operations of the fire department and, in the judgment of the Fire Chief, any person not actually and usefully employed in the extinguishing of such fire or in the preservation of property in the vicinity thereof.

**Section 104.11.4      Financial Responsibility**

Any person who personally, or through another, willfully, negligently, or in violation of law, possesses, sells and/or sets off illegal or "State approved" fireworks, sets a fire, allows a fire to be set, or allows a fire kindled or attended by him/her to escape from his/her control, allows any hazardous material to be handled, stored, disposed of, or transported in a manner not in accordance with this Code, State law or nationally recognized Standards, allows any hazardous materials to escape from his/her control, allows continuation of a violation of this Code is liable for the expense of fighting the fire including fire investigation or for the expenses incurred during a hazardous materials incident, and such expense will be charged against that person.

**Section 104.12      Authority of Peace Officers**

In enforcing the provisions of the California Fire Code, California Building Code, California Health & Safety Code, California Penal Code, California Vehicle Code and the Torrance Municipal Code and such laws, orders, rules and regulations, variances and standards in connection therewith, the Fire Marshal, Fire Prevention Manager, Senior Fire Prevention Specialist and the Fire Prevention Specialist are hereby given the powers of peace officers.

**Section 105, Permits shall be amended to read in its entirety as follows:**

**105.6.9 Covered and Open Mall Buildings.** To use a covered mall in the following manner:

1. Placing or constructing temporary kiosks, displays booths, concession equipment or special events in the mall.
2. To use a mall as a place of assembly.
3. To use open-flame or flame-producing devices.
4. To display any liquid- or gas-fueled powered equipment.

**105.6.30 Mobile Food Preparation Vehicles shall be omitted.**

**105.7.2.1 Solar Photovoltaic Power Systems, Rooftop Gardens and Landscaped Roofs.** A construction permit is required to install or modify Solar Photovoltaic Power Systems, Rooftop Gardens and Landscaped Roofs.

**105.7.15 Christmas Tree Lots.** To operate a Christmas tree lot.

**105.7.27 Daycare, Commercial.** To operate any nonresidential building used for day care purposes for more than six children/persons or any residential building used for day care for more than 14 persons.

**105.7.28 Daycare, Large family.** To operate a home-owner operated residence as a large family day care home for nine to 14 persons, for periods less than 24 hours per day.

**105.7.29 Fireworks.** For permits for fireworks.

**105.7.30 General Use.** When in the opinion of the Fire Chief a permit is required for an activity, use or process that is not covered by any other permit.

**105.7.31 Group R-2.1.** This occupancy shall include buildings, structures or parts thereof housing clients, on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment that provides personal care services.

This occupancy may contain more than six non-ambulatory and/or bedridden clients (See Appendix Chapter 4, Section 435 Special Provisions for Licensed 24-Hour Care Facilities in a Group I-1, R-3.1, or R-4 Occupancy). This group shall include, but not be limited to, the following:

Assisted living facilities such as: Residential Care Facilities, Residential Care Facilities for the Elderly (RCFE's), Adult Residential Facilities, Congregate Living Health Facilities, Group homes, Residential Care Facilities for the Chronically Ill, and Congregate Living Health Facilities for the Terminally Ill, Halfway houses, Community Correctional Center, Community Correction Reentry Center, Community Treatment Programs, Work Furlough Programs, and Alcoholism or drug abuse recovery or treatment facilities.

**105.7.32 Group I-2.** This occupancy shall include buildings and structures used for medical, surgical, psychiatric, nursing or custodial care on a 24-hour basis for more than five persons who are incapable of self-preservation or classified as non-ambulatory or bedridden.

This group shall include, but not limited to, the following: Hospitals, Nursing homes (both intermediate care facilities and skilled nursing facilities), Mental hospitals and Detoxification facilities.

**105.7.33 Group I-2.1.** Ambulatory Care Facility. A healthcare facility that receives persons for outpatient medical care that may render the patient incapable of self-preservation and where each tenant space accommodates more than five such patients.

**105.7.34 Group I-3.** This occupancy shall include building or portions of buildings and structures that are inhabited by one or more persons who are under restraint. An I-3 facility is occupied by persons who are restrained.

This group shall include, but not limited to, the following: Prisons, Jails, Reformatories, Detention centers, Correctional centers and Juvenile Halls.

**105.7.35 Group I-4, Day Care Facilities.** This occupancy shall include buildings and structures occupied by persons of any age who receive custodial care for less than 24 hours by individuals other than parents or guardians, relatives by blood, marriage or adoption and in a place other than the home of the person cared for. Places of worship during religious functions are not included.

**105.7.36 Radioactive Materials.** To store or handle at any installation more than 1 micro curie (37,000 Becquerel) of radioactive material not contained in a sealed source or more than 1 mill curie (37,000,000 Becquerel) of radioactive material in a sealed source or sources, or any amount of radioactive material for which a specific license from the Nuclear Regulatory Commission is required.

**105.7.37 Residential Care Facility.** To operate a Residential Care Facility where no medical care is provided.

#### **Section 109 Board of Appeals**

Section 109 Board of Appeals shall be omitted.

#### **Section 110.4 Violation Penalties**

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 guilty of a misdemeanor, punishable by a fine of not more than \$1000.00 dollars or by imprisonment not exceeding six (6) months, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

#### **Section 85.2.030 Definitions [ADMINISTRATIVE]**

Section 202, Definitions, of the California Fire Code shall be amended to read in its entirety as follows:

**Fire Chief.** The Chief Officer of the Fire Department serving the jurisdiction.

**Fire Code Official.** The fire chief or other member of the fire department appointed by the fire chief charged with the administration and enforcement of this code.

**Operational Fire Permit.** An official document or certificate issued by the Torrance Fire Department which authorizes performance of a specific activity.

**Section 85.2.040 GENERAL REQUIREMENTS. [CLIMATIC, GEOLOGICAL, TOPOGRAPHICAL]**

Chapter 3, General Requirements, of the California Fire Code shall be amended to read in its entirety as follows:

**Section 308.1.4 Open-Flame Cooking Devices [ADMINISTRATIVE]**

Section 308.1.4 Open-flame cooking devices shall be omitted.

**Section 319 Mobile Food Preparation Vehicles [ADMINISTRATIVE]**

Section 319-319.10.3 Mobile Food Preparation Vehicles shall be omitted

**Section 85.2.050 FIRE SAFETY AND EVACUATION PLANS. [ADMINISTRATIVE]**

Chapter 4, Sections 401.10, shall be amended to read in its entirety as follows:

**401.10 Immediate Reporting of a Release or a Threatened Release.** Any person who stores, transports, dispenses, uses, or handles hazardous materials, or any facility required by Occupational Safety and Health Administration (OSHA) regulations to prepare or maintain a Material Safety Data Sheet (MSDS)/Safety Data Sheets (SDS), including those who store extremely hazardous substances shall provide an immediate, verbal report of any release or threatened release of a hazardous material to the City of Torrance Fire Department accessing the 911 emergency reporting system without delay as soon as:

- a person has knowledge of the release or threatened release;
- notification can be provided without impeding immediate control of the release or threatened release;
- Notification can be provided without impeding immediate emergency medical measures.
- The immediate reporting pursuant to subsection (a) of this section shall include, as a minimum:
  - the exact location of the release or threatened release;
  - the name of the person reporting the release or threatened release;
  - the hazardous materials involved in the release or threatened release;
  - an estimate of the quantity of hazardous materials involved; and
  - if known, the potential hazards presented by the hazardous material involved in the release or threatened release

**Sections 403.11.1 – 403.11.1.6 shall be adopted.**

**Section 85.2.060 FIRE APPARATUS ACCESS ROADS. [TOPOGRAPHICAL AND GEOLOGICAL]**

Chapter 5, Fire Service Features, of the California Fire Code is shall be amended to read in its entirety as follows:

**503.2.1.1 Dimensions**

Section 503.2.1 and 503.2.1.1 Table 503.2.1-A is added to the California Fire Code and shall be amended to read in its entirety as follows:

**503.2.1 Private Roads Used for Fire Apparatus Access.** The minimum width of private roads which are also used for fire apparatus access shall be in accordance with Table 503.2.1-A. The minimum required width for fire apparatus access should not be used to determine the minimum width of private roads. When approved by the Fire Chief this requirement may be modified or waived.

**Table 503.2.1-A. Minimum Width of Private Roads Also Used for Fire Apparatus Access**

Location of Parking	Minimum Road Width
Fire access only	20'*
Public access road	25'*
Parking permitted on one side only	28'6"*
Parking permitted on both sides	37'*

\* Measured from curb to curb

**503.3 Fire Lane Marking/Signage.** In accordance with California Vehicle Code the designation shall be indicated (1) by a sign posted immediately adjacent to, and visible from, the designated place clearly stating in letters not less than one inch in height that the place is a fire lane (2) by outlining or painting the place in red and, in contrasting color, marking the place with the words "NO PARKING FIRE LANE," which are clearly visible from the vehicle, or (3) by a red curb or red paint on the edge of the roadway upon which are clearly marked the words "NO PARKING FIRE LANE." The Chief shall have the authority to designate fire apparatus access roads on private property.

**505.1 Address Numbers.** Approved address numbers and letters must be placed on all new and existing buildings and units in such a location as to be plainly visible and legible from the street or road fronting such buildings and units. Numbers and letters must be at least four (4) inches in height for residential, six (6) inches in height for commercial, and twelve (12) inches in height for industrial buildings and units and may not be located on doors or other areas that can be obstructed from view. The numbers and letters will be in a color that contrasts with their background and must be in the City's approved numbering sequence. Residential, commercial and industrial buildings and units that are served by an alley or a fire apparatus access roadway to the rear of the building must also have approved address numbers and letters posted in a visible location near the primary door to the alley or a fire apparatus access roadway.

**507.1 Required Water Supply.** The location number and type of fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public street or on the site of the premises or both.

**507.2.1 Private Fire Hydrants.** When required, private on-site fire hydrants shall be in accordance with the location and spacing specified for public streets and hydrants for similar occupancies. All private hydrants shall be installed in accordance with NFPA 24, Installation of Private Fire Service Mains and their Appurtenances, unless required to meet public standards. Private hydrants shall be painted yellow. When alternate materials or methods

of protection, as approved by the chief are provided, these requirements may be modified or waived.

**507.5 Fire Hydrant Systems.** Section 507.5 Fire hydrant systems shall be omitted. Fire hydrants shall be accessible to the fire department apparatus by roads meeting the requirements of Section 503.

**507.5.1 Public Fire Hydrants.** When required by the chief, there shall be one or more public fire hydrants installed at each street intersection in all developed areas of the city. The necessity for more than one hydrant located at each intersection on both sides of the street will depend upon required fire flows, street widths, center dividers or other physical barriers and existing or anticipated vehicular traffic volume.

1. In industrial, commercial, high density and multi-unit residential areas, hydrant spacing shall be approximately every 300 feet along public ways.
2. In areas where construction is limited to single family, duplex and triplex residential, hydrant spacing shall be approximately every 500 feet along public ways.
3. In all areas where street width exceeds 80 feet, appropriately spaced fire hydrants shall be required on both sides of the street.

**Section 85.2.070 DECORATIVE VEGETATION IN NEW AND EXISTING BUILDINGS.**  
**[CLIMATIC, TOPOGRAPHICAL AND GEOLOGICAL]**

Section 806, of the California Fire Code is adopted and shall be amended to read in its entirety as follows:

**Christmas Trees**

**806.1.1.1 Natural Cut Trees B Occupancies.** Cut, natural Christmas trees shall be treated with a flame retardant material that has been approved by the California State Fire Marshal when such tree is located in Group B occupancies.

Each Christmas tree, that is required to be treated with a flame retardant material by this section, shall at all time bear a tag which shows the date treated, name of the applicator, and the registration number of the flame retardant material.

**Permit and Plan**

**806.5** A permit is required to establish, maintain or operate a Christmas tree lot. Application for permit shall be submitted to the chief for approval. For Permits for Christmas Tree Lots and Tents, Canopies and Temporary Membrane Structures, see Chapter 31.

**806.6** No person, including a holder of an unrevoked general merchandise license shall operate a Christmas tree lot without a permit issued pursuant to this section. A permit shall not be granted if the chief reasonably determines that the location or method of operation endangers life or constitutes a fire hazard. A permit may be revoked if the provisions of these sections are not met or maintained.

**806.7** A permit granted pursuant to this section shall be valid from November 15th to December 25th of the calendar year in which the permit is issued.

**806.8** An applicant for a permit shall submit a dimensional plot plan of the proposed location with the application. The plot plan shall show the location of the Christmas trees, buildings, trailers, tents, temporary structures, aisle widths, fenced areas, emergency exits and portable fire extinguishers.

#### **Location**

**806.9** No person shall use any location for a Christmas tree lot where dry grass, weeds, paper, combustible waste or other combustible materials exist.

**806.10** Christmas trees shall not be located within 15 feet of any building, trailer, structure or temporary building which is not necessary to the operation of the Christmas tree lot.

**806.11** Christmas trees shall not be located within 25 feet of any facility where flammable or combustible liquids are produced, stored, handled or dispensed.

#### **Fire Protection**

**806.12** Portable Fire Extinguisher. A minimum of (2) two 2-A rated fire extinguishers shall be provided. Travel distance to fire extinguishers shall not exceed 50 feet.

#### **Sources of Ignition**

**806.13** Smoking or open flames shall not be permitted upon any Christmas tree lot. Approved "NO SMOKING" signs shall be posted as required.

#### **Closure of the Christmas Tree Lot**

**806.14** On January 5th, following the permit period, all cut, natural Christmas trees, combustible materials, tents, trailers, temporary buildings and structures associated with the Christmas tree lot shall be removed and the location shall be cleaned to the reasonable satisfaction of the chief.

**Section 85.2.090** **FIRE PROTECTION SYSTEMS. [CLIMATIC, TOPOGRAPHICAL, GEOLOGICAL]**  
Chapter 9, Section 901, of the California Fire Code shall be amended to read in its entirety as follows:

**901.11** **Problematic Systems.** In the event of a failure of a fire-protection system with 2 or more alarms in a 2 week period of accidental activations where there is no evidence of a situation requiring a response, the Chief is authorized to require the building owner or occupant to provide fire watch personnel until the system is repaired.

**901.12** **Firewatch.** Per Section 901.11 the Fire Chief is authorized to require the building owner or occupant to provide a fire watch with personnel acceptable to the Fire Chief until documentation is provided that the system is repaired and is operational. Such individuals shall be provided with at least one approved means for notification of the fire department and their only duty shall be to perform constant patrols of the protected premises, keep and maintain a log and keep watch for fires.

**903.2** **Where Required.** Section 903.2 An approved automatic sprinkler systems in new buildings and structures shall be required for all occupancies.

**Exception:** New detached buildings under 1,000 square feet in size subject to approval of the Building Official.

**903.2.8.1.1 Existing R-3 Occupancies.** An automatic sprinkler system must be provided throughout every existing R-3 occupancy when a 1,000 square foot or greater addition occurs established by the Building Code Official.

**903.2.1 Group A.** Is deleted

**903.2.1.1 Group A-1.** Is deleted

**903.2.1.2 Group A-2.** Is deleted

**903.2.1.3 Group A-3.** Is deleted

**903.2.1.4 Group A-4.** Is deleted

**903.2.1.5 Group A-5.** Is deleted

**903.2.1.6 Assembly Occupancies on Roofs.** Is deleted

**903.2.1.7 Multiple Fire Areas.** Is deleted

**903.2.2 Ambulatory Care Facilities.** Is deleted

**903.2.3 Group E.** Is deleted

**903.2.4 Group F-1.** Is deleted

**903.2.4.1 Woodworking Operations.** Is deleted

**903.2.5 Group H.** Is deleted

**903.2.5.1 General.** Is deleted

**903.2.5.2 Group H-5 Occupancies.** Is deleted

**903.2.5.3 Pyroxylin Plastics.** Is deleted

**903.2.5.4 Group H Occupancies Located Above the 10th Story.** Is deleted

**903.2.6 Group I.** Is deleted

**903.2.6.1 Group I-2.** Is deleted

**903.2.6.2 Group I-3.** Is deleted

**903.2.7 Group M.** Is deleted

**903.2.7.1 High-Piles Storage.** Is deleted

**903.2.8 Group R.** Is deleted

**903.2.8.1 Group R-3.** Is deleted

**903.2.8.3 Group R-4.** Is deleted

**903.2.8.4 Group R3.1** is Deleted

**903.2.9 Group S-1.** Is deleted

**903.2.9.1 Repair Garages.** Is deleted

**903.2.9.2 Bulk Storage of Tires.** Is deleted

**903.2.10 Group S-2 Enclosed Parking Garages.** Is deleted

**903.2.10.1 Commercial Parking Garages.** Is deleted

**903.2.11-903.2.11.1.3 Specific building Areas and Hazards** Is Deleted

**903.2.11.3 Buildings 55 feet or More in Height** Is Deleted

**903.3.1.3.1 Protection of Attached Garages.** Residential occupancies protected by an automatic sprinkler system in accordance with NFPA 13R or 13D must have automatic sprinklers installed in attached garages and in other areas as required by the Torrance Fire Department.

**903.3.8 Limited Area Sprinkler Systems.** When a fire sprinkler system is required it shall be provided throughout the building.

**Exception:** Protection for specific appliances and/or hazards.

**903.3.5.3 Hydraulically Calculated Systems.** The design of hydraulically calculated fire sprinkler systems shall not exceed 90% of the water supply capacity.

**903.4.2 Alarms.** One exterior approved audible and visible device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler water-flow alarm device shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

**903.4.2.1** Exterior audible and visible alarm notification shall be provided on NFPA 13, NFPA 13R and NFPA 13D systems.

**903.3.9 Floor Control valves.** Floor control valves and waterflow detection assemblies shall be installed at each floor where any of the following occur:

1. Buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department vehicle access.
2. Buildings that are three or more stories in height.

3. Buildings that are two or more stories below the highest level of fire department access.

**Exception:** Group R-3 and R3.1 occupancies floor control valves and waterflow detection assemblies shall not be required.

**Section 85.2.90 SUPERVISING STATION. [GEOLOGICAL]**

Section 907.6.6 and 909.11 of the California Fire Code shall be amended to read in its entirety as follows:

**907.6.6** Fire alarm, supervisory and trouble signals shall be reported to an approved central, proprietary, or remote supervising station or the protected premise at a constantly attended location in accordance with the requirements of NFPA 72 for recording and disposition of signals. The supervising station shall be listed as either UUFX (Central Station) or UUJS (remote & proprietary) by the Underwriters Laboratory Inc. (UL) or shall comply with the requirements of standard FM 3011.

**909.11 General.** The smoke-control system shall be supplied with two sources of power. Primary power shall be from the normal building power systems. Secondary power shall be from an approved standby source complying Chapter 27 of this code. The standby power source and its transfer switches shall be in a room separate from the normal power transformers and switch-gear and ventilated directly to and from the exterior. The room shall be enclosed with not less than 1-hour fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 712, or both.

Transfer to full standby power shall be automatic and within 60 seconds of failure of the primary power. The systems shall comply with the Electrical Code.

**Exception:** The secondary power is not required for pressurized enclosures in buildings of less than 5 floors used for human occupancy.

Section 909.20.2.6 of the California Building Code, 2019 Edition, is hereby added to read as follows:

**909.20.2.6 Stairs.** Stairs in smokeproof enclosures shall be of noncombustible construction.

**Section 85.2.100 MEANS OF EGRESS. [CLIMATIC]**

Section 1011.12 of the California Fire Code, 2019 Edition, is hereby deleted and a new Section 1011.12 is added to read in its entirety as follows:

**1011.12 Exit Door to Roof.** In every building four or more stories in height all required stairways shall extend to the roof surface, unless the roof has a slope greater than four in twelve. The exit doors at the roof shall be locked at all times and shall not comply to Section 1010.1.9.3. Locking mechanisms shall have the capacity of being unlocked simultaneously without unlatching upon a signal from the central control station or the fire and sprinkler alarm system if a central control system is not required. Upon failure of electrical power, the locking mechanisms shall be retracted to the unlocked position.

Section 1023.11.3 of the California Fire Code, 2019 Edition, is hereby added to read in its entirety as follows:

**1023.11.3 Building Owners Responsibility.** The building engineer shall test all the equipment referred to in these requirements at least once every thirty (30) days and maintain a log attesting to the results. The log shall be available for inspection by the Building Official and the Fire Chief.

**Section 85.2.110 ENERGY SYSTEMS [ADMINISTRATIVE, CLIMATIC, TOPOGRAPHICAL AND GEOLOGICAL]**

Chapter 12 Energy System of the California Fire Code shall be amended to read in its entirety as follows:

**1204.2.1.2 Set Backs for Ridge for Smoke and Heat Ventilation.** Panels/modules installed on the roofs of residential buildings shall be located only on one side of any ridge in order to allow for Fire Department smoke and heat ventilation operations. The panel/module(s) shall be located no less than 3 feet from the ridge.

**Exceptions:** Where solar panels/modules are placed on both sides of any ridge they shall be spaced a minimum of 5 feet on one side and 3 feet on the other side of the ridge.

**1204.2.1.4 Flat and Alternate Roofs.** Panels and modules shall be located in a manner that provides a minimum 3-foot-side (968mm) clear perimeter around the edges of the roof. The panels and modules shall be installed in a way that Smoke Ventilation areas are created over common hallways and corridors to the approval

**Section 85.2.120 AVIATION FACILITIES. [ADMINISTRATIVE, CLIMATIC, TOPOGRAPHICAL AND GEOLOGICAL]**

Chapter 20, Aviation Facilities, of the California Fire Code shall be amended to read in its entirety as follows:

**2003.5 Dispensing Flammable and Combustible Liquids.** The dispensing, transferring and storage of flammable and combustible liquids shall be in accordance with Chapter 23 and 57. Aircraft motor fuel-dispensing facilities shall be in accordance with Chapter 20.

In storage hangars built prior to 1997, the storage, use and dispensing of flammable and combustible liquids shall be limited to one (1) gallon of flammable liquids and three (3) gallons of Class II and III-A combustible liquids in each hangar space. Class III-B combustible liquids in closed containers shall not exceed 25 gallons in each hangar space.

**2006 Aircraft Fueling**

**2006.4.4 Operators.** Aircraft fueling vehicles shall be attended and operated only by persons instructed in methods of proper use and operation and who are qualified to use such fueling vehicles in accordance with minimum safety requirements. Qualified operators shall carry on their person an identification card and a City of Torrance fuel truck operators permit issued by the Fire Prevention Division.

**Section 85.2.130 PROTECTED ABOVEGROUND TANKS. [CLIMATIC, GEOLOGICAL, TOPOGRAPHICAL]**

Chapter 23, Sections 2306.2.3.1 and 2306.2.3.2, are added to the California Fire Code as follows:

**2306.2.3.1 Protected Aboveground Tanks.** The storage and dispensing of motor fuels into the fuel tank of a motor vehicle from protected aboveground tanks located outside buildings shall be limited to private, fleet or governmental motor vehicle fuel-dispensing stations not open to the public and shall not be permitted except as approved by the chief on a site specific basis and shall be in accordance with this section and section 2206.2.3.2

**2306.2.3.2** Protected aboveground tanks shall have fire-resistive protection rating of not less than 2 hours.

**Section 85.2.140 MORTARS FOR AERIAL SHELL DISPLAY. [CLIMATIC, GEOLOGICAL, AND TOPOGRAPHICAL]**

Chapter 56, Sections 5601.1.3, 5601.2 and 5601.7, of the California Fire Code are added to read as follows:

**5601.1.3 Fireworks.** The possession, manufacture storage, sale, handling and use of fireworks are prohibited. The possession, sale, use, and/or discharge of "Safe and Sane" fireworks is prohibited.

**Exceptions:**

1. Storage and handling of fireworks as allowed by Section 5604.
2. Manufacture, assembly and testing of fireworks as allowed in Section 5606 and health and Safety Code Division 11.
3. The use of fireworks for fireworks displays, pyrotechnic before a proximate audience and pyrotechnic special effects in motion pictures, television, theatrical or group entertainment productions are allowed in Title 19, Division 1, Chapter 6 Fireworks reprinted in Section 5608 and Health and Safety Code Division 11.

**5601.2 Fireworks.** The manufacturing, possession, storage sale, use and handling of fireworks, including without limitation, "Safe and Sane" fireworks, is prohibited.

**Exceptions:**

1. Storage of fireworks in accordance with the requirements for low order explosives in Title 19, California Code of Regulations, Chapter 10.
2. Storage of fireworks, 1.4G in accordance with the Building Code.
3. Use and handling of fireworks for professional display in accordance with Title 19, California Code of Regulations, Chapter 6.

**5601.7 Seizure of Fireworks.** All fireworks including "State approved" shall be illegal in the City of Torrance. The fire code official and police officers shall have the authority to seize, take and remove fireworks and/or safe and sane fireworks stored, sold, offered for sale, used or handled in violation of the provisions of Title 19 CCR, Division 1, Chapter 6 and Health and Safety Code, Chapter 9.

**Exception:** When permits are issued for such use.

**5601.7.1 Financial Responsibility.** See section 104.11.4 Financial Responsibility for cost recovery of enforcement of section 5608.1.3. Fireworks maybe identified as hazardous waste by the State of California; violators may be responsible for any disposal fees.

**Section 85.2.150 APPENDIX A – LIFE SAFETY REQUIREMENTS FOR EXISTING BUILDINGS. [ADMINISTRATIVE]**

Appendix A, Board of Appeals of the California Fire Code, is replaced with Appendix A, Life Safety Requirements for Existing Buildings. Sections A115.1, A115.3, A115.4, A115.5, A115.6 of Appendix A of the California Fire Code are hereby added to read as follows:

**A115.1 Date for Compliance.** Six (6) months after notification by the Torrance Fire Department or Building & Safety Department that the structure is in violation of this chapter, every building falling within its scope shall be vacated until made to conform to the requirements of this section. The Fire Chief may grant necessary extensions of time when it can be shown that the specific time periods are not physically practical or pose an undue hardship. The granting of an extension of time for compliance shall be based upon the showing of good cause and subject to the filing of an acceptable systematic progressive plan of correction with the Building Official.

**A115.3 Corridors.** Corridors of Groups A, B, E, F, H, I, M and R, Division 1, and S Occupancies serving an occupancy load of 30 or more, shall have walls and ceilings of not less than one hour fire resistive construction as required by the code. Existing walls surfaced with wood lath and plaster in good condition or 1/2-inch gypsum wallboard or openings with fixed wired glass set in steel frames are permitted for corridor walls and ceilings and occupancy separations when approved. Where lath and plaster is found to be deteriorating in exit corridors, it shall be replaced or covered with 5/8 inch Type X gypsum wallboard throughout. Doors opening into such corridors shall be protected by 20-minute fire assemblies or solid wood doors not less than 1 3/4 inch thick door, a 1 3/8-inch-thick solid bonded wood-core door or equivalent insulated steel door shall be permitted. Doors shall be self-closing or automatic closing by smoke detection. Transoms and openings other than doors from corridors to rooms shall comply with the California Building Code or shall be covered with a minimum of 3/4 inch plywood or 1/2-inch gypsum wallboard or equivalent material on the room side.

**Exception:** Existing corridor walls, ceilings and opening protection not in compliance with the above may be continued when such buildings are protected with an approved automatic sprinkler system throughout.

**A115.4 General.** Dwelling units and hotel or lodging house guest rooms that are used for sleeping purposes shall be provided with smoke detectors. Detectors shall be installed in accordance with the approved manufacturer's instructions.

**A115.5 Separation of Occupancies.** Occupancy separations shall be provided as specified in the California Building Code. When approved by the Building Official, existing wood lath and plaster in good condition or 1/2 inch gypsum wallboard may be acceptable where one-hour occupancy separations are required.

Upon inspection, where it is found that the original construction or due to deterioration, a condition exists where fire could spread unchecked vertically or horizontally, provide a one-hour fire separation or repair the penetration to the satisfaction of the Fire Department and the Building and Safety Department.

**A115.6 Compliance Data.** After notification by the Torrance Fire Department or Building and Safety Department, the owner shall, subject to the following time limits, take necessary actions to comply with the provisions of this chapter.

Plans and specifications for the necessary alterations shall be filed with the Building Official within 18 months after the date of owner notification. Work on the required alterations to the building shall commence within 30 months of the date of owner notification and such work shall be completed within five years from the date of owner notification.

The Fire Chief may grant necessary extensions of time when it can be shown that the specified time periods are not physically practical or pose an undue hardship. The granting of an extension of time for compliance shall be based upon the showing of good cause and subject to the filing of an acceptable systematic progressive plan of correction with the Building Official.

**Section 85.2.160 APPENDIX B AND BB – FIRE FLOW REQUIREMENTS FOR BUILDINGS.  
[CLIMATIC, GEOLOGICAL, TOPOGRAPHICAL]**

Section B105.2 of Appendix B of the California Fire Code shall be amended to read in its entirety as follows:

**B105.2 Buildings other than One- and Two-Family Dwellings.** The minimum fire flow and flow duration for buildings other than one and two-family dwellings shall be as specified in Table B105.1.

**Exception:** A reduction in required fire flow of up to 50 percent, as approved is allowed when the building is provided with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3. The resulting fire flow shall not be less than 1,500 gallons per minute (5,677.5 L/min.) for the duration as specified in Table BB105.1.

Section BB105.2 of Appendix BB of the California Fire Code shall be amended to read in its entirety as follows:

**BB105.1 Buildings other than One- and Two-Family Dwellings.** The minimum fire flow and flow duration for buildings other than one and two-family dwellings shall be as specified in Table BB105.1.

**Exception:** A reduction in required fire flow of up to 50 percent, as approved is allowed when the building is provided with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3. The resulting fire flow shall not be less than 1,500 gallons per minute (5,677.5 L/min.) for the duration as specified in Table BB105.1.

**Section 85.2.170 APPENDIX C – LIFE SAFETY REQUIREMENTS FOR EXISTING HIGH RISE BUILDINGS.**

Appendix C, Fire Hydrant Locations and Distribution, of the California Fire Code is replaced with Appendix C, **Life Safety Requirements for Existing High Rise Buildings**. Section 1 of Appendix C of the California Fire Code is added as follows:

**C101 COMPLIANCE DATA.**

After notification by the Torrance Fire Department or Building and Safety Department, the owner shall, subject to the following time limits, take necessary actions to comply with the provisions of this chapter. Plans and specifications for the necessary alterations shall be filed with the chief within 18 months after the date of owner notification. Work on the required alterations to the building shall commence within 30 months of the date of owner notification and such work shall be completed within five years from the date of owner notification.

The Fire Chief may grant necessary extensions of time when it can be shown that the specific time periods are not physically practical or pose an undue hardship. The granting of an extension of time for compliance shall be based upon the showing of good cause and subject to the filing of an acceptable systematic progressive plan of correction with the chief.

**Section 85.2.180 APPENDIX D – FIRE APPARATUS ACCESS ROADS. [GEOLOGICAL, TOPOGRAPHICAL]**

Appendix D of the California Fire Code shall be amended to read in its entirety as follows:

**Appendix D**

**Fire Apparatus Access Roads**

**D101 – GENERAL**

**D101.1 Scope.** The provisions of Chapter 5, Section 503, apply unless specially modified by this appendix. This appendix is intended to provide guidelines to be considered by the chief when determining fire department access for commercial and residential developments when onsite access is required. Approved alternatives for fire department access include the needs of the local fire department and the following sections.

**Section D10 – Minimum Specifications**

**D104.3.4 Multiple Access Provisions.** The Fire Chief is authorized to require two or more means of access in accordance with Section 503.1.2.

**D103.5.1 Access-control Devices.** When required fire department access is restricted by the installation of access-control devices, such devices shall be approved by the chief, provide adequate clear width for fire department apparatus and be maintained operable at all times.

**D103.6 Signs.** When motor vehicle parking is allowed on access roadways, such parking shall not encroach into the fire department access roadway. When this provision is compromised or restricted, the chief is authorized to require signage to indicate parking restriction in accordance with Section 503.3.

**D102.1 Access and Loading.** Access roadways or streets shall comply with the provisions of Chapter 5, Section 503.2.1. Fire department access shall have an unobstructed width of not less than 25 feet. Road widths shall be as approved by the chief, or as follows:

- 20' feet wide for fire access only,
- 25' feet wide when public access,
- 28'6" feet wide when parking is not allowed on only one side of the roadway, and
- 37' feet wide when parking is not restricted.  
(Measured curb to curb)

**D105 Aerial Ladder Access.** When the height of a structure at the roof eaves exceeds 27 feet or the capability of the fire department to access the roof safely utilizing ground ladders, the location and width of access roadways shall be such that truck mounted aerial ladders may be utilized. Aerial ladder access shall include the ability to maneuver apparatus, deploy outriggers and provide proper climbing angles. The minimum road width shall not be less than 30 feet, or as approved by the chief.

**D103.4 Dead Ends.** Dead end fire department access road shall be in accordance with Torrance Fire Department Operations Manual "Fire Lanes." For the purpose of the apparatus maneuvering, the use of bulb or cul-de-sacs, hammerheads, "Y"-heads, or other methods shall be subject to the capabilities of the fire apparatus, as required by the chief.

**D103.4.1 Cul-de-sacs.** Cul-de-sacs shall maintain clear and unobstructed, allowing a turning radius that is consistent with the capabilities of the fire apparatus of the fire department, subject to the approval by the chief.

**Exception:** When alternate methods and means relating turning around of fire apparatus are provided, the provisions of this section may be modified by the chief.

**D103.2 Grades.** Fire apparatus roads shall not exceed 8 percent in grade.

**Exceptions:**

1. The Fire Chief is authorized to allow increased steepness of grade, depending on the apparatus requirements of the fire department, when every building in the residential development is provided with an approved automatic fire sprinkler system.
2. The Fire Chief may allow an increase of the maximum grade when other approved fire protection measures are provided.

**D103.6.3 Angles of Approach and Departure.** The angles of approach and departure for any means of access shall not exceed the design limitations of the fire apparatus of the fire department, or 8 percent, whichever is greater.

**D102.2 Surface.** Fire apparatus access roads shall be designed and maintained to ensure that all-weather driving capabilities are maintained in accordance with CFC Section 503.2.3. When required by the chief, proposed alternate design criteria for an "all-weather-surface" fire department access road or street, bearing the stamp of a professional engineer shall be provided.

**D103.6.4 Drainage.** When subject to run-off damage, the Chief is authorized to require approved drainage.

**Section 85.2.190 APPENDIX E – SUPPRESSION AND CONTROL OF HAZARDOUS FIRE AREAS. [CLIMATIC, GEOLOGICAL, TOPOGRAPHICAL]**

Appendix E, Hazard Categories, of the California Fire Code is replaced with Appendix E, **Suppression and Control of Hazardous Fire Areas**. Section 1 of Appendix E of the California Fire Code is added to read as follows:

**E101** Maintain additional fire protection or firebreak by removing brush, flammable vegetation and combustible growth located from 30 feet to 100 feet (9,144 mm to 30,480 mm) from such buildings or structures, when required by the chief because of extra-hazardous conditions.

**E102** When required by the Fire Chief, a fire break may be increased up to 200 feet (60,960 mm) on hillside properties to mitigate convective and radiant heat transfer resulting from the slope of the property.

**E103** Grass and other vegetation located more than 30 feet (9,144 mm) from such buildings or structures and less than 18 inches (457 mm) in height above the ground, may be maintained where necessary to stabilize the soil and prevent erosion.

**Section 85.2.200 APPENDIX F – HAZARD RANKING OF THE CALIFORNIA FIRE CODE IS REPLACED WITH APPENDIX Q– TEMPORARY HAUNTED HOUSES, GHOST WALKS AND SIMILAR AMUSEMENT USES. [CLIMATIC, GEOLOGICAL, TOPOGRAPHICAL]**

Appendix N of the California Fire Code is adopted and reassigned as Appendix F.

**ARTICLE 3 – UNDERGROUND STORAGE TANK REGULATIONS**

**Section 85.3.1 UNDERGROUND STORAGE TANK REGULATIONS.**

California Code of Regulations, Title 23 (Waters), Division 3 (Water Resources Control Board), Chapter 16 (Underground Storage Tank Regulations), at least one copy of which is on file with the Torrance Fire Department are hereby adopted by the City Council of Torrance as the Underground Storage Tank Regulations

**SECTION 4**

Any provisions of the Torrance Municipal Code, or appendices thereto, or any other ordinances of the City inconsistent herewith to the extent of such inconsistencies and no further, are hereby repealed.

**SECTION 5**

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portion of the ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences or phrases be declared invalid or unconstitutional.

**SECTION 6**


Any person violating any of the provisions of this ordinance shall be guilty of a misdemeanor and, upon conviction thereof, shall be subject to a fine not exceeding \$1,000.00 or 6 months in the County Jail of Los Angeles County, or by both such fine and imprisonment in the discretion of the Court.

**SECTION 7**

This ordinance will take effect thirty days after the date of its adoption. Within fifteen days following adoption, this ordinance or a summary of this ordinance, if authorized by the City Council, will be published at least once in the Daily Breeze, a newspaper of general circulation, published and circulated in the City of Torrance.

**INTRODUCED** this 3rd day of December, 2019.


**ADOPTED** this 10th day of December, 2019.

  
\_\_\_\_\_  
Mayor Patrick J. Furey

APPROVED AS TO FORM:  
PATRICK Q. SULLIVAN, City Attorney

  
\_\_\_\_\_  
Tatia Y. Strader, Assistant City Attorney

ATTEST:

  
\_\_\_\_\_  
Rebecca Poirier, MMC, City Clerk

**TORRANCE CITY COUNCIL ORDINANCE NO. 3856**

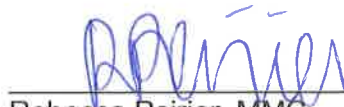
STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES    )     ss  
CITY OF TORRANCE             )

I, Rebecca Poirier, City Clerk of the City of Torrance, California, do hereby certify that the foregoing Ordinance was duly introduced at an adjourned regular meeting of the City Council held on the 3rd day of December, 2019 and was duly adopted at a regular meeting of said Council held on the 10th day of December, 2019 by the following roll call vote:

AYES:           COUNCILMEMBERS       Chen, Goodrich, Griffiths, Herring, Mattucci, Rizzo, and Mayor Furey.  
NOES:           COUNCILMEMBERS:       None.  
ABSTAIN:       COUNCILMEMBERS:       None.  
ABSENT:        COUNCILMEMBERS:       None.

This ordinance was duly published in accordance with State law (GC 40806).

Date: 12/13/19

  
\_\_\_\_\_  
Rebecca Poirier, MMC  
City Clerk of the City of Torrance