

**DRAFT ORDINANCE A**

**AN ORDINANCE OF THE CITY COUNCIL  
OF THE CITY OF ATASCADERO, CALIFORNIA, REPEALING AND  
REPLACING CHAPTER 7 (FIRE CODE)  
OF TITLE 4 PUBLIC SAFETY CODE  
OF THE ATASCADERO MUNICIPAL CODE**

The City Council hereby finds and declares as follows:

**WHEREAS**, it is the desire and intent of the City Council to provide residents with common sense reform to the City's Municipal Code to reduce regulations; and

**WHEREAS**, the City Fire Marshal has reviewed applicable sections of Title 4 and has determined sections that need to be modified for consistency with State Law; and

**WHEREAS**, provisions codified in this title are adopted to implement and supplement the Health and Safety Code as it exists and as it may be amended from time to time; and

**WHEREAS**, it is the desire and intent of the City Council of the Atascadero to provide citizens with the greatest degree of fire, life and structural safety in buildings, in the most cost effective manner, by adopting the body of regulations referred to as the 2025 Edition of the California Building Code, Chapter 7 and 2025 Edition of the California Wildland-Urban Interface Code with amendments specific to the City of Atascadero; and

**WHEREAS**, the California Health and Safety Code, Section 17958.5 and Section 18941.5, require the City Council, before making any modifications or changes to the California Building Standards Code pursuant to Health and Safety Code Sections 18941.5 and 17958.5, to make an express finding that each such modification or change is needed; and,

**WHEREAS**, such findings must be made available as a public record and a copy thereof with each such modification or change shall be filed with the State of California Building Standards Commission; and,

**WHEREAS**, the City Council of the City of Atascadero, at a duly noticed Public Hearing held on February 10, 2026, studied and considered the proposed municipal code text amendments and changes; and,

**WHEREAS**, the Council of the City of Atascadero affirms the findings justifying previous changes and modifications to the adopted construction and fire codes previously adopted.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF ATASCADERO HEREBY ORDAINS AS FOLLOWS:**

**SECTION 1. Recitals.** The above recitals are true and correct and incorporated herein as if set forth in full.

**SECTION 2. Public Hearing.** The City Council of the City of Atascadero, in a regular session assembled on February 10, 2026, resolved to approve a Municipal Code Text Amendment to update Title 4, Chapter 7, Fire Code, for consistency with State law and clarity relating to development standards

**SECTION 3. CEQA.** This ordinance is exempt from the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., because it can be seen with certainty that there is no possibility that the enactment of this Ordinance would have a significant effect on the environment (Pub. Resources Code § 21065; CEQA Guidelines §§ 15378(b)(4), 15061(b)(3).

**SECTION 4. Approval.** The City Council of the City of Atascadero, in a regular session assembled on February 10, 2026, resolved to introduce, for first reading by title only, an Ordinance that would repeal and replace in its entirety, Title 4, Chapter 7 of the Atascadero Municipal Code consistent with the following:

EXHIBIT A: Title 4, Chapter 7

**SECTION 5. Interpretation.** This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

**SECTION 6. Preservation.** Repealing of any provision of the Atascadero Municipal Code or of any previous Code Sections, does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

**SECTION 7. Effect of Invalidation.** If this entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the Atascadero Municipal Code or other City Ordinance by this Ordinance will be rendered void and cause such previous Atascadero Municipal Code provision or other City Ordinance to remain in full force and effect for all purposes.

**SECTION 8. Severability.** If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

**SECTION 9. Notice.** The City Clerk is directed to certify the passage and adoption of this Ordinance, cause it to be entered into the City of Atascadero’s book of original ordinances, make a note of the passage and adoption in the records of this meeting and within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

**SECTION 10. Effective Date.** This Ordinance will take effect on the 30th day following its final passage and adoption.

**INTRODUCED** at a regular meeting of the City Council held on February 10, 2026, and **PASSED, APPROVED** and **ADOPTED** by the City Council of the City of Atascadero, State of California, on \_\_\_\_\_ 2026.

CITY OF ATASCADERO:

\_\_\_\_\_  
Charles Bourbeau, Mayor

ATTEST:

\_\_\_\_\_  
Lara K. Christensen, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Dave Fleishman, City Attorney

Exhibit A

**Chapter 7**

**FIRE CODE**

**Sections:**

- 4-7.101 Title.**
- 4-7.102 Adoption of Fire Code and Wildland-Urban Interface Code.**
- 4-7.103 Local Modifications to the California Fire Code.**
- 4-7.104 Modifications to the California Wildland-Urban Interface Code.**

**4-7.101 Title.**

This chapter shall be known as the City of Atascadero Fire Code.

**4-7.102 Adoption of Fire Code and Wildland-Urban Interface Code.**

- (a) Two (2) documents, two (2) of which are on file in City offices, identified by the Seal of the City of Atascadero, marked and designated as:  
2025 Edition of the California Fire Code, including all appendices except Appendices A,J, L and M  
2025 Edition of the California Wildland-Urban Interface Code, excluding all appendices published by the International Code Council are hereby adopted, including chapters and sections not adopted by agencies of the State of California, and including appendices thereto, as the Fire Prevention Regulations of the City of Atascadero. The provisions of such are hereby referred to, adopted, and made a part hereof as if fully set out in this chapter except as modified hereinafter (2025).

**4-7.103 Local modifications to the California Fire Code.**

- (a) Amend Chapter I, Division II, Section 101.1 to read as follows:

**101.1 Title.** These regulations shall be known as the Fire Code of the City of Atascadero, hereinafter referred to as "this code."

- (b) Amend Chapter I, Division II, Section 112.1 to read as follows:

**112.1 General.** In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals consistent with Title 8, Chapter 2, § 8-2.102(e) of the Atascadero Municipal Code.. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official.

- (c) Amend Section 311.2.2 Fire Protection by deletion of Exception 1.

**311.2.2 Fire Protection.** Fire protection systems shall be maintained in an operable condition at all times.

Exceptions:

1. Where approved by the fire code official, buildings that will not be heated and where fire protection systems will be exposed to freezing temperatures, fire alarm and automatic sprinkler systems are permitted to be placed out of service and standpipes are permitted to be maintained as dry systems (without an automatic water supply), provided that the building does not have contents or storage, and windows, doors and other openings are secured to prohibit entry by unauthorized persons.
2. Where approved by the fire code official, fire alarm and automatic sprinkler systems are permitted to be placed out of service in seasonally occupied buildings: that will not be heated; where fire protection systems will be exposed to freezing temperatures; where fire areas do not exceed 12,000 square feet (1115 m<sup>2</sup>); and that do not store motor vehicles or hazardous materials.

(d) Amend Section 503.2.1 to read as follows:

**503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

**503.2.1.1 Driveways.** All driveways shall comply with Atascadero Fire and Emergency Services diagram F-4, Fire Access Driveways.

(e) Amend Section 505.1. to read as follows:

**505.1 Address identification.** New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Type, color, and size of address numbers shall be consistent with Chapter 5 § 4-5.105 of the Municipal Code. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

(f) Amend Section 507.2.2 to read as follows:

**507.2.2 Water Tanks.** Water tanks for private fire protection shall not be permitted.

(g) Amend Section 606.2 to read as follows:

**606.2 Where Required.** A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors. Hood systems shall be tied into existing fire alarm systems.

Exceptions:

1. Factory-built commercial exhaust hoods that are listed and labeled in accordance with UL 710, and installed in accordance with Section 304.1 of the California Mechanical Code,

shall not be required to comply with Sections 507.1.5, 507.2.3, 507.2.5, 507.2.8, 507.3.1, 507.3.3, 507.1.6 and 507.2.10 of the California Mechanical Code.

2. Factory-built commercial cooking recirculating systems that are listed and labeled in accordance with UL 710B, and installed in accordance with Section 304.1 of the California Mechanical Code, shall not be required to comply with Sections 507.1.5, 507.2.3, 507.2.5, 507.2.8, 507.3.1, 507.3.3, 507.1.6 and 507.2.10 of the California Mechanical Code. Spaces in which such systems are located shall be considered to be kitchens and shall be ventilated in accordance with Table 403.3.1.1 of the California Mechanical Code. For the purpose of determining the floor area required to be ventilated, each individual appliance shall be considered as occupying not less than 100 square feet (9.3 m<sup>2</sup>).
3. Where cooking appliances are equipped with integral down-draft exhaust systems and such appliances and exhaust systems are listed and labeled for the application in accordance with NFPA 96, a hood shall not be required at or above them.
4. A Type I hood shall not be required for an electric cooking appliance where an approved testing agency provides documentation that the appliance effluent contains 5 mg/m<sup>3</sup> or less of grease when tested at an exhaust flow rate of 500 cfm (0.236 m<sup>3</sup>/s) in accordance with UL 710B.

- (h) Amend Section 901.7 to read as follows:

**901.7 Systems Out of Service.** Where a required fire protection system is out of service, the fire department and the fire code official shall be notified immediately and, where required by the fire code official, the building shall be either evacuated or an approved fire watch shall be provided for all occupants left unprotected by the shutdown until the fire protection system has been returned to service.

Where utilized, fire watches shall be provided with not less than one approved means for notification of the fire department and their only duty shall be to perform constant patrols of the protected premises and keep watch for fires. The person assigned to fire watch shall maintain a written log of their activities during their assigned shift and the log shall be provided to the fire code official upon request.

Exception: Facilities with an approved notification and impairment management program. The notification and impairment program for water-based fire protection systems shall comply with California NFPA 25.

- (i) Amend 903.2 to read as follows:

**903.2 Where Required.** Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12 and Sections 903.2.14 through 903.2.23.

Exception: Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries not required to have an automatic sprinkler system by Section 1207 for energy storage systems and standby engines, provided that those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour fire barriers constructed in accordance

with Section 707 of the California Building Code or not less than 2-hour horizontal assemblies constructed in accordance with Section 711 of the California Building Code, or both.

(j) Amend 903.2.2 to read as follows:

**903.2.2 Group B.** An automatic sprinkler system shall be provided for Group B occupancies as required in Sections 903.2.2.1 and 903.2.2.2.

903.2.2.1 Ambulatory Care Facilities: An automatic sprinkler system shall be installed throughout the entire floor containing an ambulatory care facility where either of the following conditions exist at any time:

1. Four or more care recipients are incapable of self-preservation.
2. One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving such a facility.

In buildings where ambulatory care is provided on levels other than the level of exit discharge, an automatic sprinkler system shall be installed throughout the entire floor as well as all floors below where such care is provided, and all floors between the level of ambulatory care and the nearest level of exit discharge, the level of exit discharge, and all floors below the level of exit discharge.

Exception: Floors classified as an open parking garage are not required to be sprinklered.

903.2.2.2 Laboratories Involving Research and Development or Testing: An automatic sprinkler system shall be installed throughout the fire areas utilized for the research and development or testing of lithium-ion or lithium metal batteries.

903.2.2.3 Proximity and Size-Based Sprinkler Requirement: An automatic sprinkler system shall be installed throughout any Group B occupancy that meets all of the following conditions:

1. The building has a floor area greater than 500 square feet; and
2. The building is located 10 feet or less from another structure on the same property; and
3. The building is located 5 feet or less from an adjacent property line.

903.2.2.4 Automatic Sprinkler Requirements for Additions to Group B Occupancies: An automatic fire sprinkler system shall be installed in any Group B occupancy when additions are made and any of the following conditions are met:

1. The total area of one or more additions exceeds 1,000 square feet (92.9 m<sup>2</sup>) beyond the size of the structure as it existed on the effective date of this regulation;
2. The total combined floor area of the structure exceeds 5,000 square feet (464.5 m<sup>2</sup>); or
3. A second story or additional stories are added.

(k) Amend 903.2.7 to read as follows:

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

1. A Group M fire area exceeds 12,000 square feet (1115 m<sup>2</sup>).
2. A Group M fire area is located more than three stories above grade plane.
3. The combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m<sup>2</sup>).
4. [SFM] The structure exceeds 24,000 square feet (465 m<sup>2</sup>), contains more than one fire area containing a Group M occupancy, and is separated into two or more buildings by fire walls of not less than 4-hour fire-resistance rating without openings.

903.2.7.1 High-Piled Storage: 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.

903.2.7.2 Group M Upholstered Furniture or Mattresses: An automatic sprinkler system shall be provided throughout a Group M fire area where the area used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet (464 m<sup>2</sup>).

903.2.7.3 Lithium-Ion or Lithium Metal Battery Storage: An automatic sprinkler system shall be provided in a room or space within a Group M occupancy where required for the storage of lithium-ion or lithium metal batteries by Section 320 or Chapter 32.

903.2.7.4 Proximity and Size-Based Sprinkler Requirement: An automatic sprinkler system shall be installed throughout any Group M occupancy that meets all of the following conditions:

1. The building has a floor area greater than 500 square feet; and
2. The building is located 10 feet or less from another structure on the same property; and
3. The building is located 5 feet or less from an adjacent property line.

903.2.7.5 Automatic Sprinkler Requirements for Additions to Group M Occupancies: An automatic fire sprinkler system shall be installed in any Group M occupancy when additions are made and any of the following conditions are met:

1. The total area of one or more additions exceeds 1,000 square feet (92.9 m<sup>2</sup>) beyond the size of the structure as it existed on the effective date of this regulation;
2. The total combined floor area of the structure exceeds 5,000 square feet (464.5 m<sup>2</sup>); or
3. A second story or additional stories are added.

(l) Add section 903.2.8.4 to read as follows:

**903.2.8.4 Automatic Sprinkler Requirements for Additions to Group R-3 Occupancies.**

An automatic fire sprinkler system shall be installed in any existing Group R-3 occupancy when an addition is made and either of the following conditions is met:

1. The addition increases the floor area by more than ten percent (10%) and the total combined floor area of the structure exceeds 3,000 square feet (278.7 m<sup>2</sup>); or
2. The total combined floor area of the structure exceeds 5,000 square feet (464 m<sup>2</sup>), regardless of the percentage increase.

(m) Amend 903.2.18 to read as follows:

**903.2.18 Group U Private Garages and Carports Accessory to Group R-3 Occupancies.**

Carports with habitable space above and attached garages, accessory to Group R-3 occupancies, shall be protected by residential fire sprinklers in accordance with this section. Residential fire sprinklers shall be connected to, and installed in accordance with, an automatic residential fire sprinkler system that complies with Section R313 of the California Residential Code or with NFPA 13D. Fire sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a minimum density of 0.05 gpm/ft<sup>2</sup> (2.04 mm/min) over the area of the garage and/or carport, but not to exceed two sprinklers for hydraulic calculation purposes. Garage doors shall not be considered obstructions with respect to sprinkler placement.

903.2.18.1 Automatic Sprinkler Requirements for Additions to Group U Occupancies Accessory to Group R-3. An automatic fire sprinkler system shall be installed in any existing Group U occupancy that is accessory to a Group R-3 occupancy when an addition is made and **ONE** of the following conditions is met:

1. The addition increases the floor area by more than ten percent (10%) and the total combined floor area of the structure exceeds 3,000 square feet (278.7 m<sup>2</sup>); or
2. The total combined floor area of the structure exceeds 5,000 square feet (464 m<sup>2</sup>), regardless of the percentage increase.

(n) Add section 903.2.22 to read as follows:

**903.2.22 Automatic Sprinkler Requirements for Group U Occupancies.** An automatic fire sprinkler system shall be installed throughout any building classified as Group U when any of the following conditions are met:

1. The building has a floor area of 1,000 square feet (92.9 m<sup>2</sup>) or more;
2. The building is located less than 10 feet from another structure on the same property;
3. The building is located 5 feet or less from an adjacent property line;
4. The building is not open on at least three sides and has a floor area of 3,000 square feet (278.7 m<sup>2</sup>) or more.

Exception:

Sprinklers are not required where the Group U occupancy is part of a mixed-occupancy building that includes a Group R-3 occupancy.

- (o) Add section 903.2.23 to read as follows:

**903.2.23 Conversion of Commercial Occupancies to Residential Use.** An automatic fire sprinkler system shall be installed throughout any building where a commercial occupancy (Group A, B, E, F, M, or S) is converted to a residential occupancy (Group R) **and** adjoins other commercial uses.

- (p) Amend Section 903.4.3 to read as follows:

**903.4.3 Alarms.** An approved audible and visual sprinkler waterflow alarm device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler waterflow alarm devices 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 waterflow switch is required by Section 903.4.1 to be electrically supervised, such sprinkler waterflow alarm devices shall be powered by a fire alarm control unit or, where provided, a fire alarm system. Where a fire alarm system is provided, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

- (q) Amend section 903.6 to read as follows:

**903.6 Where Required in Existing Buildings and Structures.** An automatic sprinkler system shall be provided in existing buildings and structures where required in Chapter 11 or where one of the following conditions apply:

**1. Group A, B, E, F, M, or S Occupancies – Modifications or Tenant Improvements**

Sprinklers shall be provided in existing Group A, B, E, F, M, or S occupancies undergoing modifications or tenant improvements when any of the following conditions are met:

1. The fire area exceeds 5,000 square feet (464 m<sup>2</sup>);
2. The fire area has an occupant load of 100 or more;
3. The fire area is located on a floor other than the level of exit discharge serving the occupancy;
4. The building exceeds 5,000 square feet (464 m<sup>2</sup>), contains more than one fire area of the listed occupancies, and is separated into two or more buildings by firewalls with less than a four-hour fire-resistance rating and/or with openings.

**2. Additions to Existing Buildings (Excluding Group R-3 and Accessory Group U to R-3)**

Sprinklers shall be provided throughout the existing building when:

1. Additions exceed 10% of the existing floor area and the total combined floor area exceeds 2,000 square feet (185.8 m<sup>2</sup>); or
2. A second story or additional stories are added.

- (r) Add section 903.7 to read as follows:

**903.7 Flow switch.** All sprinkler systems including NFPA 13, 13R and 13D shall require a flow switch that is connected to a local bell and is highly encouraged to have an inspector test valve at the most hydraulically remote location per Atascadero Fire Department standards.

- (s) Add Sections 907.11 through 907.11.2 to read as follows:

**907.11 False alarms.** The Fire Code Official may recover costs for fire department responses to alarm activations determined to be false due to system malfunction, misuse, or other non-emergency causes.

**907.11.1 Excessive False Alarms.** Cost recovery fees shall apply to each false alarm response after the third occurrence within a calendar year.

**907.11.2 Fee Schedule.** False alarm response fees shall be established in the City of Atascadero User Fee Schedule. Additional charges may apply under extraordinary circumstances.

- (t) Amend Section 1205.2 to read as follows:

**1205.2 Access and Pathways.** Roof access, pathways and spacing requirements shall be provided in accordance with Sections 1205.2.1 through 1205.3.3. Pathways shall be over areas capable of supporting firefighters accessing the roof. No portion of a pathway shall be located on a portion of a gable roof overhanging the gable rafter or truss. Pathways shall be located in areas with minimal obstructions, such as vent pipes, conduit or mechanical equipment.

Exceptions:

1. Detached, nonhabitable Group U structures including, but not limited to, detached garages serving Group R-3 buildings, parking shade structures, carports, solar trellises and similar structures.
2. Roof access, pathways and spacing requirements need not be provided where the fire code official has determined that rooftop operations will not be employed.
3. Building-integrated photovoltaic (BIPV) systems where the BIPV systems are approved, integrated into the finished roof surface and are listed in accordance with UL 3741. The removal or cutting away of portions of the BIPV system during firefighting operations shall not expose a firefighter to electrical shock hazards.

- (u) Delete Section 1205.2.1.3.

- (v) Amend Section 1205.2.2 to read as follows:

**1205.2.2 Emergency Escape and Rescue Openings.** Panels and modules installed on Group R-3 buildings shall not be placed on the portion of a roof that is below an emergency escape and rescue opening. A pathway of not less than 36 inches (914 mm) wide shall be provided from the emergency escape and rescue opening to the eave directly below and a 36 inch wide

(914 mm) access space shall be provided directly in front of the full length of the wall line containing the emergency escape and rescue opening(s).

(w) Amend Section 1205.3.2 to read as follows:

**1205.3.2 Interior pathways.** Interior pathways shall be provided between array sections to meet the following requirements:

1. Pathways shall be provided at intervals not greater than 150 feet (45,720 mm) throughout the length and width of the roof.
2. A pathway of not less than 4 feet (1,219 mm) wide in a straight line to roof standpipes or ventilation hatches.
3. A pathway not less than 4 feet (1,219 mm) wide around roof access hatches, with not fewer than one such pathway to a parapet or roof edge.
4. A pathway of not less than 4 feet (1,219 mm) wide to and around each piece of powered mechanical equipment.

(x) Amend Section 1205.5 to read as follows:

**1205.5 Ground-Mounted Photovoltaic Panel Systems.** Ground-mounted photovoltaic panel systems shall be installed in accordance with this section.

1. Arrays shall be located a minimum of 20 feet (6,096mm) from other structures and shall not be located as to impeded access to and around a structure in any manner.
2. Arrays shall be located a minimum of 10 feet from the rear 5 feet from the sides and 25 feet from the front of the property lines.
3. Array mounts shall be non-combustible construction. No storage shall be permitted under the panel arrays. Arrays shall not be located upon biological conservation easements, riparian or vernal pool area.

(y) Amend Section 1205.5.1 to read as follows:

**1205.5.1 Vegetation Control.** A clear, brush-free area of 10 feet (3048 mm) shall be required around the perimeter of the ground mounted photovoltaic arrays. A base of gravel, a maintained vegetative surface, or other noncombustible base, approved by the fire code official, shall be installed and maintained under the photovoltaic arrays and associated electrical equipment installations.

(z) Amend Appendix C with the following addition:

**C103.4 Dry Line.** A dry line will be required for any driveway when:

1. A driveway exceeds 150 feet in length, and
2. The driving distance from the nearest fire hydrant to within 50 feet of the structure exceeds 500 feet.

Exception: The driving distance may exceed 500 feet if the building is fully protected by an approved automatic sprinkler system, and the Fire Code Official grants approval.

(aa) Amend Appendix D to exclude the following:

1. D103.1
2. Figure D103.1
3. D103.2
4. Table D103.4.

**4-7.104 Modifications to the California 2025 Wildland-Urban Interface Code.**

- (a) Amend [A] 101.5 to read as follows:

**101.5 Additions or Alterations.** Additions or alterations shall be permitted to be made to any building or structure without requiring the existing building or structure to comply with all of the requirements of this code, provided that the addition or alteration conforms to that required for a new building or structure. When the proposed addition exceeds 50% of the original building's square footage, or if the alteration results in a project that is greater than 75% of the replacement cost of the structure, full compliance with all applicable sections of this code shall be required for the entire building or structure.

Exception: Provisions of this code that specifically apply to existing conditions are retroactive.

Additions or alterations shall not be made to an existing building or structure that will cause the existing building or structure to be in violation of any of the provisions of this code nor shall such additions or alterations cause the existing building or structure to become unsafe. An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or structure to become structurally unsafe or overloaded; will not provide adequate access in compliance with the provisions of this code or will obstruct existing exits or access; will create a fire hazard; will reduce required fire resistance or will otherwise create conditions dangerous to human life.

- (b) Amend 402.1.2.1 to read as follows:

**402.1.2.1 Parcel map approval.** Water supply requirements shall apply in the tentative and parcel map process when new parcels are approved by the local jurisdiction.

As part of the application submittal, documentation from the Atascadero Mutual Water Company confirming the availability and adequacy of water supply for fire protection purposes must be included. This documentation shall demonstrate compliance with applicable fire flow and infrastructure standards as required by the California Fire Code and local ordinances.

- (c) Amend 403.1.2 to read as follows

**403.1.2 Width.**

- (a) All Roads shall be constructed to provide a minimum of two ten-foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by local jurisdictions or local

subdivision requirements. Vertical clearances shall conform to the requirements in California Vehicle Code Section 35250.

- (b) All one-way roads shall be constructed to provide a minimum of one twelve-foot traffic lane, not including Shoulders. The Local Jurisdiction may approve One-way Roads.
  - 1. All one-way roads shall, at both ends, connect to a road with two traffic lanes providing for travel in different directions, and shall provide access to an area currently zoned for not more than ten (10) Residential Units.
  - 2. In no case shall a One-way Road exceed 2,640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each One-way Road.
- (c) All Driveways shall comply with Atascadero Fire and Emergency Services diagram F-4, Fire Access Driveways.

[CCR, Title 14 §1273.01]

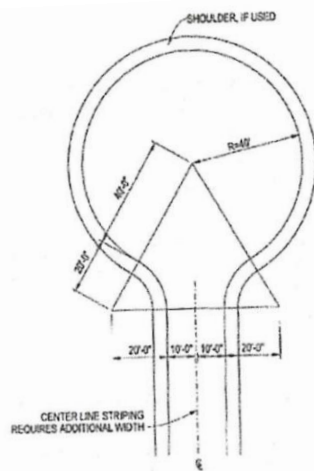
- (d) Amend 403.1.6 to read as follows:

**403.1.6 Turnarounds.**

- (a) Turnarounds are required on driveways exceeding 150 feet in length and dead-end roads.
- (b) Turnarounds shall comply with Atascadero Fire and Emergency Engineering Standard F-1 for commercial and Engineering Standard F-2 for residential.
- (c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided not more than 400 feet apart.
- (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.
- (e) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320-foot intervals.
- (f) Figure A. Turnarounds on roads with two ten-foot traffic lanes.

[CCR, Title 14 §1273.05]A

FIGURE A—TURNAROUND WITH TWO 10-FOOT TRAFFIC LANES



- (e) Amend 403.2.4 to as follows:

**403.2.4 Addresses for Buildings.**

- (a) All Buildings shall be issued an address by the Local Jurisdiction which conforms to that jurisdiction's overall address system. Utility and miscellaneous Group U Buildings are not required to have a separate address; however, each Residential Unit within a Building shall be separately identified.
- (b) Type, color, and size of address numbers shall be consistent with CH 5 § 4-5.105 of the Municipal Code.
- (c) Addresses for residential Buildings shall be reflectorized.

[CCR, Title 14 §1274.03]

- (f) Amend 504.2 to read as follows:

**504.2 Roof assembly.** Roofs, to include those located in the Moderate FHSZ's, shall have a roof assembly that complies with a Class A fire classification when tested in accordance with ASTM E108 or UL 790.

Exceptions: The following assemblies are exempt from testing and shall be considered as equivalent to the Class A fire classification:

1. Roof assemblies with coverings of brick, masonry or an exposed concrete roof deck.
2. Roof assemblies with ferrous or copper shingles or sheets, metal sheets and shingles, clay or concrete roof tile or slate installed on noncombustible decks or ferrous, copper or metal sheets installed without a roof deck on noncombustible framing.
3. Roof assemblies with minimum 16 oz/sq ft (0.0416 kg/m<sup>2</sup>) copper sheets installed over combustible roof decks.
4. Roof assemblies of slate roof covering installed over ASTM D226, Type II underlayment over combustible decks.

- (g) Amend 504.9.2 to read as follows:

**504.9.2 Garage door perimeter gap,** Exterior garage doors, to include those located in the Moderate FHSZ shall resist the intrusion of embers by preventing gaps between doors and door openings, at the bottom, sides and tops of doors, from exceeding 1/8 inch (3.2 mm).

Gaps between doors and door openings shall be controlled by one or more of the following methods:

1. Weather-stripping products constructed of materials that which comply with both of the following:
  - 1.1. The tensile strength of the material shall be tested in accordance with ASTM D638 before and after exposure to ASTM G155 for a period of 2,000 hours, and the maximum allowable difference in tensile strength values between exposed and nonexposed samples shall not exceed 10 percent.
  - 1.2. When tested to UL 94, the materials shall have a flammability rating of V-2 or better.
2. Door overlaps onto jambs and headers.
3. Garage door jambs and headers covered with metal flashing.

(h) Amend 504.10 to read as follows:

**504.10 Vents.** Where provided, ventilation openings for enclosed attics, gable ends, ridge ends, under eaves and cornices, enclosed eave soffit spaces, enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, underfloor ventilation, foundations and crawl spaces, or any other opening intended to permit ventilation, either in a horizontal or vertical surface, including those located in the Moderate FHSZ, shall be in accordance with Section 504.10.1 or Section 504.10.2 to resist building ignition from the intrusion of burning embers and flame through the ventilation openings.

(i) Amend 507.1 to read as follows:

**507.1 General.** The roof covering on buildings or structures in existence prior to the adoption of this code that are replaced or have 50 percent or more replaced in a 12-month period, including those located in the Moderate FHSZ, shall be replaced with a roof covering required for new construction in accordance with Sections 504.2 and 504.2.1. All portions of a roof covering applied during an addition, alteration or repair to an existing structure shall meet at least a Class A fire classification.