ORDINANCE NO. 2010-7

AMENDING SECTION 23.28.190 OF THE SAN MATEO MUNICIPAL CODE TO AMEND THE 2007 CALIFORNIA FIRE CODE ADOPTED BY THE CITY OF SAN MATEO

The City Council of the City of San Mateo, California, ordains that:

Section 1. Section 23.28.190 of the San Mateo Municipal Code is hereby amended to adopt the 2006 Edition of the International Fire Code, as amended by the 2007 Edition of the California Fire Code Volume I (Code) and Volume II (Standards), to read:

23.28.190 SECTION 903.1.2 AUTOMATIC SPRINKLER SYSTEMS – EXISTING BUILDINGS AND STRUCTURES. (Duplicate of SMMC 23.08.050)

The provisions of this section are intended to provide a reasonable degree of safety in existing structures by requiring the installation of an automatic fire sprinkler system.

An approved automatic fire sprinkler system shall be installed in existing buildings and structures, except Group R-3 and R-3.1 occupancies, as follows:

- 1. Additions that increase the existing gross floor area by more than 50% or increase the number of floors and/or stories require the entire building to be installed with an automatic fire sprinkler system.
- 2. Any combination of alterations and/or repairs to more than 50 % of the existing gross building area requires the entire existing building to be installed with an automatic fire sprinkler system.
- 3. Any alteration and/or repair within a building that contains an automatic fire sprinkler system requires that the automatic fire sprinkler system be extended/modified to the area of proposed work.
- 4. Any change in use or occupancy creating a more hazardous fire/life safety condition, as determined by the Fire Chief, requires that an automatic fire sprinklers system be installed in the space where the change in use or occupancy is proposed.
- 5. Any combination of addition, alteration, repair and/or change in use of any basement requires the installation of a fire sprinkler system in the basement.

Exceptions to above requirements:

1. Seismic or Accessibility improvements.

2. Any exemption otherwise allowable under the Fire Code, as adopted by the City of San Mateo if, in the discretion of the Fire Chief, the safety of the public is not compromised.

- 3. Exterior improvements and work not requiring permits as provided in the Building Code.
- 4. Detached Group U occupancies less than 400 square feet.
- 5. Work requiring only a mechanical, electrical, plumbing and/or demolition permit.

Section 2. PUBLICATION. This Ordinance shall be published in summary in the Examiner Peninsula Edition, posted in the City Clerk's Office, and posted on the City's website, all in accord with Section 2.15 of the Charter and shall be effective 30 days after the date of adoption.

Section 3. CEQA. The modifications to uniform building standards, adopted by reference by the proposed ordinance, are enacted to provide a safer, more protected environment in response to local conditions. As such, the adoption of this ordinance is exempt under the California Environmental Quality Act section 15061(b)(3) and section 15308.

Section 4. SEVERABILITY. In the event any section, clause or provision of this Chapter shall be determined invalid or unconstitutional, such section, clause or provision shall be deemed severable and all other sections or portions hereof shall remain in full force and effect.

I hereby certify this to be a correct copy of Ordinance 2010-7 of the City of San Mateo, California, introduced on March 15, 2010 and adopted on April 5, 2010, by the following vote of the Council: AYES: Council Members LIM, MATTHEWS, GROTTE, ROSS and LEE NOES: NONE ABSENT: NONE (SEAL) /s/ NORMA GOMEZ, City Clerk