

ORDINANCE NO. 87-10

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF RIDGECREST, CALIFORNIA, AMENDING
THE RIDGECREST MUNICIPAL CODE AS IT RELATES
TO UNIFORM CODES.

THE CITY COUNCIL OF THE CITY OF RIDGECREST DOES ORDAIN AS FOLLOWS:

Section 1. Section 9-1, of the Ridgcrest Municipal Code is hereby amended and reenacted to read as follows:

"9-1 Uniform Codes"

Section 2. Section 9-1.1 of the Ridgcrest Municipal Code is hereby amended and reenacted to read as follows:

"9-1.1 Uniform Building Code. For the purposes of protecting the public health and safety, requiring permits, and regulating the erection, construction enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, use, height and maintenance of all structures and certain equipment therein specifically designated, the most current edition, now or in the future published, of that certain code designated as the 'Uniform Building Code,' published by the International Conference of Building Officials, together with its appendices, three (3) copies of which shall be on file in the office of the City Clerk for public record and inspection, is hereby adopted by reference and made a part of this chapter in full, subject, however, to the following amendments, additions and deletions set forth in this chapter and said code shall be known as the Building Code of the City:

a. Sec. 303(d). Add paragraph to read: 'Unfinished Structures and projects. Whenever the Building Official determines by inspection that the work on any structure or project, authorized by permit and once commenced, has been suspended or abandoned for a period of 180 days or more, he shall give written notice to complete or demolish and remove the work to the owner or other person in control of the property upon which the structure or project is situated. Thereafter, the owner or other person in control of said property shall either, obtain a new permit within 180 days from the notice date and diligently pursue the work to completion, or demolish and remove the structure or project within 180 days from the notice date.'

b. Sec. 307(d). Add sentence to read: 'Provided all conditions of approval of the Site Plan Review have been completed and accepted.'

c. Sec. 1709. Add exception to read: '5. Professional Office buildings with a minimum 10 feet separation between buildings may replace the parapet wall with a one hour fire rating wall as approved by the Building Official.'

d. Sec. 2907(a). "Footings - General" is modified by adding second and third paragraphs to read:

'All perimeter concrete or masonry foundations or foundation walls for buildings of Group "R" Occupancy, including garage attached, shall be reinforced with a minimum of two continuous No. 4 reinforcing bars. One bar shall be placed two inches from the top and the other bar three inches from the bottom of the foundation or foundation wall.'

'All concrete floor slabs for buildings of Group "R" Occupancy, including garage attached, shall have a minimum thickness of three and one-half inches and shall be reinforced with a minimum of six inch by six inch by Number ten by Number ten welded wire mesh. The mesh shall be placed at the center depth of the slab.'

e. Sec. 3205(c). Add sentence to read: 'If blown-in insulation is used instead of batts, a baffel must be added at the eave vents.'

f. Sec. 4706(e). Paragraph relating to weep screeds has been reinstated and amended to read: 'A minimum 0.021-inch (No. 26 gauge) corrosion-resistant weep screed with a minimum vertical attachment flange of 3½ inches may be provided at or below the foundation plate line on all exterior stud walls. The screed shall be placed a minimum of 4 inches above grade and shall be of a type which will allow trapped water to drain to the exterior of the building. The weather-resistive barrier and exterior lath shall cover and terminate on the attachment flange of the screed.'

Section 3. Section 9-1.2 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"9-1.2 Uniform Mechanical Code. For the purposes of protecting the public health and safety, requiring permits, and regulating the erection, construction enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, use, height and maintenance of all structures and certain equipment therein specifically designated, the most current edition, now or in the future published, of that certain code designated as the 'Uniform Mechanical Code,' published by the International Conference of Building Officials, together with its appendices, three (3) copies of which shall be on file in the office of the City Clerk for public record and inspection, is hereby adopted by reference and made a part of this chapter in full and said code shall be known as the Mechanical Code of the City."

a. Sec. 1004(b) Factory-made Air Ducts. Paragraph two is amended to read: 'Factory-made air ducts shall not be used for vertical risers in air-duct systems.'

Section 4. Section 9-1.3 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"9-1.3 Uniform Housing Code. For the purposes of protecting the public health and safety, requiring permits, and regulating the erection, construction enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, use, height and maintenance of all structures and certain equipment therein specifically designated, the most current edition, now or in the future published, of that certain code designated as the 'Uniform Housing Code,' published by the International Conference of Building Officials, together with its appendices, three (3) copies of which shall be on file in the office of the City Clerk for public record and inspection, is hereby adopted by reference and made a part of this chapter in full and said code shall be known as the Housing Code of the City."

Section 5. Section 9-1.4 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"9-1.4 Uniform Code for the Abatement of Dangerous Buildings. For the purposes of protecting the public health and safety, requiring permits, and regulating the erection, construction enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, use, height and maintenance of all structures and certain equipment therein specifically designated, the most current edition, now or in the future published, of that certain code designated as the 'Uniform Code for the Abatement of Dangerous Buildings,' published by the International Conference of Building Officials, together with its appendices, three (3) copies of which shall be on file in the office of the City Clerk for public record and inspection, is hereby adopted by reference and made a part of this chapter in full, subject, however, to the following amendments, additions and deletions set forth in this chapter and said code shall be known as the Code for the Abatement of Dangerous Buildings of the City:

a. The Director of Public Works as such title is used in this Code shall be the City Engineer - Director of Public Works of the City."
Section 6. Section 9-1.5 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"9-1.5 Uniform Sign Code. For the purposes of protecting the public health and safety, requiring permits, and regulating the erection, construction enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, use, height and maintenance of all structures and certain equipment therein specifically designated, the most current edition, now or in the future published, of that certain code designated as the 'Uniform Sign Code,' published by the International Conference of Building Officials, together with its appendices, three (3) copies of which shall be on file in the office of the City Clerk for public record and inspection, is hereby adopted by reference and made a part of this chapter in full, subject, however, to the following amendments, additions and deletions set forth in this chapter and said code shall be known as the Sign Code of the City:

- a. That Section 1401, Chapter 14, TEMPORARY SIGNS, of the Uniform Sign Code, 1982 Edition, is hereby deleted.
- b. No temporary sign shall exceed 100 square feet in area. Temporary signs of rigid material shall not exceed 24 square feet in area or 6 feet in height.
- c. No temporary cloth, canvas or light fabric signs shall be fastened to the ground. Temporary signs of rigid material may be fastened to the ground by a single upright, pole or brace, said signs to be located not less than 15 feet from the edge of a driveway approach.
- d. Temporary signs may remain in place for a period not exceeding seven days after the event or election for which the signs were displayed.
- e. The permit applicant shall be responsible for the removal of the sign.
- f. Permit fees for temporary signs shall be as adopted by Resolution of the City Council."

Section 7. Section 9-1.6 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"9-1.6 Uniform Plumbing Code. For the purposes of protecting the public health and safety, requiring permits, and regulating the erection, construction enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, use, height and maintenance of all structures and certain equipment therein specifically designated, the most current edition, now or in the future published, of that certain code designated as the 'Uniform Plumbing Code,' published by the International Association of Plumbing and Mechanical Officials, together with its appendices, three (3) copies of which shall be on file in the office of the City Clerk for public record and inspection, is hereby adopted by reference and made a part of this chapter in full, subject, however, to the following amendments, additions and deletions set forth in this chapter and said code shall be known as the Plumbing Code of the City:

- a. Whenever used in the Uniform Plumbing Code, the terms 'Administrative Authority and Assistants' and/or 'Plumbing Official' shall be construed to mean the duly appointed and acting Building Official of the City of Ridgecrest, his duly authorized representatives, or such persons as hereafter may be authorized by law to perform the duties now being performed by that official in the City of Ridgecrest.
- b. Sec. 315(e). Add second paragraph to read: 'All copper tubing in water distribution systems shall be protected from mechanical damage and abrasion at any point of possible contact with dissimilar metals in a manner acceptable to the building official.'
- c. Sec. 315(f). Insert after the word 'wall'; 'in an attic or under a conventional floor,'.
- d. Sec. 318, subsection 2(j). Add sentence to read: 'The Building official or his representative may, at his option, waive the water or air test of vent piping one foot or more above the floor of a single story building and the water or air test of the building sewer.'

e. Sec. 406. Add sub-section to read: '(j) Upper terminal clean-outs serving the main building drain shall be extended to outside the building where practical or where an extension of 20 feet or less would be required, provided that no additional changes in direction would be required.'

f. Sec. 806. Add subsection to read: '(c) The use of lead content solder shall be prohibited in the use of any water system.'

g. Sec. 1004 - Materials(a). Delete PB water pipe and tubing may be used for hot and cold water distribution systems within a building.

h. Sec. 1103(a). Add a sentence to read: 'No PVC or ABS, not approved for use inside a building, or bituminized fiber (orangeburg) pipe and fittings may be used for a building sewer.'

Section 8. Section 9-1.7 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"9-1.7 Uniform Solar Energy Code. For the purposes of protecting the public health and safety, requiring permits, and regulating the erection, construction enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, use, height and maintenance of all structures and certain equipment therein specifically designated, the most current edition, now or in the future published, of that certain code designated as the 'Uniform Solar Energy Code,' published by the International Association of Plumbing and Mechanical Officials, together with its appendices, three (3) copies of which shall be on file in the office of the City Clerk for public record and inspection, is hereby adopted by reference and made a part of this chapter in full, subject, however, to the following amendments, additions and deletions set forth in this chapter and said code shall be known as the Solar Energy Code of the City:

a. Whenever used in the Uniform Solar Energy Code, the terms 'Administrative Authority and Assistants' and/or 'Plumbing Official' shall be construed to mean the duly appointed and acting Building Official of the City of Ridgecrest, his duly authorized representatives, or such persons as hereinafter may be authorized by law to perform the duties now being performed by the official in the City of Ridgecrest.

b. The Building Official of the City of Ridgecrest may make rules and regulations, subject to the approval of the City Council of the City of Ridgecrest, not in conflict with the provisions hereof, to facilitate the enforcement and administration of the Uniform Solar Energy Code."

Section 9. Section 9-2 of the Ridgecrest Municipal Code is hereby amended to reenacted to read as follows:

"9-2 Fees. Notwithstanding anything to the contrary in provisions of the Uniform Building Code, adopted therein, the regular plan - check fee shall cover the initial review, the first compliance list, and the second review to determine if the first compliance list has been satisfactorily adhered to and completed. If a second compliance list and a further review is required an additional charge of 50 percent of the original fee shall be made. Thereafter, for each further compliance list and subsequent review, an additional charge of 25 percent of the original fee shall be made."

Section 10. Section 9-5 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"9-5 ELECTRICAL CODE.

9-5.1 National Electrical Code. For the purposes of protecting the public health and safety, requiring permits, and regulating the erection, construction enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, use, height and maintenance of all structures and certain equipment therein specifically designated, the most current edition, now or in the future published, of that certain code designated as the 'National Electrical Code,' published by the National Fire Protection Association, together with its appendices, three (3) copies of which shall be on file in the office of the City Clerk for public record and inspection.

tion, is hereby adopted by reference and made a part of this chapter in full, subject, however, to the following amendments, additions and deletions set forth in this chapter and said code shall be known as the Electrical Code of the City:

a. Except as expressly permitted or authorized by state law, and except for state-approved use in mobilehomes, factory built construction, and modular construction, the use of aluminum wiring, copper-clad aluminum wiring, aluminum alloy wiring, or any similar wiring containing a substantial amount of aluminum, is herewith prohibited in the City of Ridgecrest, notwithstanding any provisions to the contrary in any National or Uniform Code, or any other ordinances of the City of Ridgecrest.

b. The following parts of the National Electrical Code are not adopted into the City of Ridgecrest Electrical Code: (1) Article 550 - Mobile Homes and Mobile Home Parks, (2) Article 551 - Recreational Vehicles and Recreational Parks.

c. Whenever the term 'Electrical Safety Engineer' is used in the Uniform Wiring Code or Electrical Safety Orders, such term shall be construed to mean the Building Official of the City of Ridgecrest or his duly authorized representative."

Section 11. Section 17-2.1 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"17-2.1 Uniform Fire Code. Except as hereinafter provided, that certain Fire Code known and designated as the 'Uniform Fire Code, 1982 Edition,' including Appendix Chapters, I-B, II-A, II-B, II-C, III-A, III-B, III-C, IV-A, VI-A, and the 'Uniform Fire Code Standards, 1982 Edition,' as recommended by the Western Fire Chiefs Association and the International Conference of Building Officials, three (3) copies of which are filed in the Office of the City Clerk of the City of Ridgecrest, and each portion and provision thereof is hereby referred to, adopted and made a part of this Chapter to the same effect as if fully set forth herein, and is hereby declared to be the Uniform Fire Code of the City of Ridgecrest for the purpose of regulating the safeguarding of life, property and public welfare to a reasonable degree from the hazards of fire and explosion arising from the storage, use and handling of dangerous and hazardous materials, substances and devices, the operation, installation, construction, location, safeguarding and maintenance of attendant equipment, and the installation and maintenance of adequate means of egress not provided for by the building code except as follows:

(A) Section 4016. Amendments to the Uniform Fire Code. Quick Reference Table of Contents Part V, Article 45, Special Processes is amended as follows:

Change the word 'fixtures to finishes.'

(B) ARTICLE 1.

(i) Section 1.102 (b) is amended to read as follows:

'Section 1.102 (b) Where no specific standards or requirements are specified in this Code, or contained within other applicable laws (or adopted codes) or ordinances, the Fire Chief, in the exercise of his discretion, may interpret, administer and enforce this Code by reference to the standards of the American Insurance Association, the National Fire Protection Association and such other nationally recognized fire safety standards as are set out in Appendix V-A of the 1982 Edition of the Uniform Fire Code. Any authority of the Fire Chief involving discretion, or interpretation of this Code, shall be exercised in a reasonable manner. Any decision of the Fire Chief relating to the interpretation of this Code, or to the standards referred to hereinabove, shall be subject to appeal to the City of Ridgecrest Board of Appeals.'

(C) ARTICLE 2.

(i) Section 2.105 is amended to read as follows:

'Section 2.105. All chief officers, captains and engineers shall have the powers of a peace officer in performing their duties under this code.'

(ii) Section 2.302 is hereby deleted.

(iii) Section 2.303 (b) is amended to read as follows:

'Section 2.303. (b) Recognized Standards. Whenever this code is inapplicable for any reason to any situation involving the protection of persons and property from the hazards of fire and explosion, the materials, methods of construction, installations, practices or operations necessary to provide such protection shall, to a reasonable degree, be in accordance with nationally recognized and accepted standards, principles and tests and generally recognized and well-established methods of fire prevention and control. The following standards are intended for use as a guide in the design, fabrication, testing and use of equipment regulated by this code.

Pursuant to the foregoing, the Fire Chief, in the exercise of his discretion, may interpret, administer and enforce this Code by reference to the standards set forth in Section 2.303.(b). Any authority of the Fire Chief involving discretion, or interpretation of this Code, shall be exercised in a reasonable manner. Any decision of the Fire Chief relating to the interpretation of this Code, or to the standards referred to in Section 2.303 (b) of the Uniform Fire Code shall be subject to appeal to the City of Ridgecrest Board of Appeals and the Ridgecrest City Council.

AMERICAN NATIONAL STANDARDS INSTITUTE
1430 Broadway, New York, New York 10018

ANSI STANDARDS

ANSI A13.1	Identification of Piping Systems, Scheme for the, 1975
ANSI B31	Guide
ANSI 31.1	Power Piping 1980
ANSI B31.2	Fuel Gas Piping 1968
ANSI B31.3	Chemical Plant and Petroleum Refinery Piping 1980
ANSI/ASME B31.4	Liquid Petroleum Transportation Piping System 1979
ANSI B31.5	Refrigeration Piping 1974
ANSI B31.5a	Refrigeration Piping 1978
ANSI B31.8	Gas Transmission and Distribution Piping Systems 1975

AMERICAN PETROLEUM INSTITUTE
2101 'L' Street, N.W., Washington, D.C. 20037

API STANDARDS

12-B	Specification for Bolted Tanks for Storage of Production Liquids, 12th Edition, January, 1977
620	Recommended Rules for Design and Construction of Large Welded, Low Pressure Storage Tanks, June, 1978
650	Welded Steel Tanks for Oil Storage, 6th Edition, 1979
12-D	Specification for Field Large Welded Tanks for Storage of Production Liquids, 8th Edition, January, 1977
12-F	Specification for Shop Welded Tanks for Storage of Production Liquids, 7th Edition, January, 1977
2000	Venting Atmospheric and Low Pressure Storage Tanks, 2nd Edition, December, 1973
1615	Installation of Underground Petroleum Storage Systems, 1979

AMERICAN SOCIETY FOR TESTING AND MATERIALS
1916 Race Street, Philadelphia, Pennsylvania 19103

ASTM STANDARDS

ASTM D3425-78 Plastic Containers for Petroleum Products
ASTM D5-78 Penetration of Bituminous Materials
ASTM A395-74 Ferritic Ductile Iron Pressure Retaining Castings for Use at Elevated Temperatures

AMERICAN SOCIETY OF MECHANICAL ENGINEERS
345 East 47th Street, New York, New York 10017

ASME STANDARDS

ASME Boiler and Pressure Vessel Code
Section I. Power Boilers 1980
Section VIII. Pressure Vessels, Division 1 or 2, 1980

ASSOCIATION OF AMERICAN RAILROADS, Bureau of Explosives
1920 'L' Street, N.W., Washington, D.C. 20036

AAR CIRCULARS

17-D Tank Car Loading Racks, October 30, 1978
17-E Tank Car Loading Racks, October 30, 1978

UNDERWRITERS LABORATORIES INC.
333 Pfingsten Road, Northbrook, Illinois 60062

UL STANDARDS

UL 25 Meters for Flammable and Combustible Liquids and LP Gas, June 25, 1979
UL 30 Metal Safety Cans, March 15, 1977
UL 58 Standards for Steel Underground Tanks for Flammable and Combustible Liquids, October 29, 1976
UL 79 Power Operated Pumps for Petroleum Products Dispensing Systems, June 25, 1975
UL 80 Standard for Steel Inside Tanks for Oil-burner Fuel, July 14, 1980
UL 87 Power Operated Dispensing Devices for Petroleum Products, November 3, 1980
UL 142 Standard for Steel Above-ground Tanks for Flammable and Combustible Liquids, December, 1972
UL 330 Gasoline Hose, August 21, 1978
UL 525 Flame Arresters for Use of Vents of Storage Tanks for Petroleum Oil and gasoline, August 25, 1980
UL 842 Valves for Flammable Liquids, 1980

UNITED STATES OF AMERICA REGULATIONS
Superintendent of Documents
U.S. Government Printing Office, Washington, D.C. 20402

Code of Federal Regulations, Title 49, Chapter 1 (Department of Transportation Regulations)'

(D) ARTICLE 4.

(i) Section 4.101 Item 14 is amended to read as follows:

'14. Excavations near flammable or combustible liquid pipelines. To excavate or do any work below grade within 10 feet of any pipeline used for the transportation of flammable or combustible liquids. See Section 79.1701.'

(ii) Section 9.110 is amended to read as follows:

'Section 9.110. HANDLING is the conveyance of flammable or combustible liquids in sealed containers and/or portable tanks.'

HAZARDOUS CHEMICAL REACTION is any reaction which generates pressure or by-products which may cause injury, illness or harm to humans, domestic animals, livestock or wildlife.

HAZARDOUS FIRE AREA shall mean any land which is covered with grass, grain, brush or forest, whether privately or publicly owned, which is so situated or is of such inaccessible location, that a fire originating upon such land would present an abnormally difficult job of suppression or would result in great and unusual damage through fire or resulting erosion. The Chief shall officially determine and publicly announce the creation of each Hazardous Fire Area, and shall declare the period during which the area shall be so designated. Notice of the creation of each Hazardous Fire Area shall be given by posting of notices at intervals of not greater than one (1) mile along the exterior boundaries of such area or along roads and trails passing through such area, and by publishing once a week for two weeks such notice setting forth the area affected in general terms in a newspaper of general circulation and printed and published in the County of Kern.

HAZARDOUS MATERIALS shall include such materials as flammable solids, corrosive liquids, radioactive materials, oxidizing materials, highly toxic materials, poisonous gases, reactive materials, unstable materials, hypergolic materials and pyrophoric materials as defined in Article 9 and any substance or mixture of substances which is an irritant, a strong sensitizer or which generates pressure through exposure to heat, decomposition or other means.

HEATING AND COOKING APPLIANCE is any electric, gas or oil-fired appliance not intended for central heating.

HIGH-PILED STORAGE is combustible materials in closely packed piles more than 15 feet in height or combustible materials on pallets or in racks more than 12 feet in height. For certain special-hazard commodities such as rubber tires, plastics, some flammable liquids, idle pallets, etc., the critical pile height may be as low as 6 feet.

HIGHLY TOXIC MATERIALS are materials with a health hazard rating of 3 or 4 when rated in accordance with UFC Standard No. 79-3. Such materials are those which on short exposure could cause serious, temporary or residual injury or death.

HIGHLY TOXIC PESTICIDE is any pesticide which is required by federal regulation to bear a skull and crossbones and be labeled with the word 'poison.'

HIGHWAY is any public street or public road.

HORIZONTAL EXIT is an exit from one building into another building on approximately the same level, or through or around a wall constructed as required in the Building Code for a two-hour occupancy separation and which completely divides a floor into two or more separate areas so as to establish an area of refuge affording safety from fire or smoke coming from the area from which escape is made.

HOTEL is any building containing six or more guest rooms intended or designed to be used, or which are used, rented or hired out to be occupied, or which are occupied for sleeping purposes by guests.

HYPERGOLIC MATERIALS are any materials which are capable of igniting spontaneously upon contact with another substance.'

(iii) Section 10.203 is amended to read as follows:

'Section 10.203.

(a) No person shall use or operate any hydrant or other valve installed on any water system intended for use of the Chief for fire suppression purposes and which is accessible to any public highway, alley or private way open to, or

generally used by the public, unless such person first secures a written permit for such use from the Chief. This section does not apply to the use of a hydrant or other valve by a person employed by, or authorized to make such use by, the water company which supplied water to such hydrant or other valve.

(b) Whenever any hydrant or other valve which is subject to paragraph (a) of this section is installed or replaced, the same shall be installed or replaced according to the attached, modified copy of the standards for fire hydrant installation, entitled, 'Fire Hydrant Standards Kern County.'

(iv) Section 10.207 is amended to read as follows:

'Section 10.207.

(a) All premises on which any building as defined in the City of Ridgecrest Building Code is hereafter constructed and located, and all premises on which any mobile home as defined by Section 18211 of the Health and Safety Code is hereafter located, and each such building and each such mobile home, shall be provided with an access way in accordance with this section.

(b) Such access way shall be established, constructed, and maintained in such manner as will allow the use thereof at all times for direct access to such building or mobile home by County fire fighting apparatus without any physical obstruction or legal hindrance, all as determined by the Fire Chief in the exercise of his reasonable discretion.

(c) The minimum travel way width and horizontal clearance of such access way shall be not less than 20 feet if it serves more than one parcel of land, or 12 feet if it serves only one parcel of land.

(d) The turning radius for such access shall have a minimum centerline radius curvature of 30 feet.

(e) The minimum vertical clearance of such access way shall be not less than 15 feet measured from all points on the surface of the required minimum travel way width.

(f) The grade of such access way shall not exceed 15 percent.

(g) Dead-end fire department access roads in excess of 150 feet long shall be provided with approved provisions for the turning around of fire department apparatus

(h) In case the site of such building or mobile home is found by the Fire Chief in the exercise of his reasonable discretion to be not more than 150 feet distance from a public street or public road measured over a course and terrain which can be speedily traversed by firemen with all necessary hoses and other non-vehicular fire fighting equipment, the Fire Chief may except the same from the requirements of this section or modify the requirements of this section.

(i) Access in commercial, industrial, or other zones may require paving to match the grade of the rails where railroad loading is planned.

Right-of-way dedication twenty (20) feet in width for alley purposes may be required at the rear of proposed industrial or commercial properties to meet the requirements of the Kern County Fire Chief. The Director of Public Works will determine whether or not alley construction will be required at the time development of the property takes place. Proposed finished grade elevations of any buildings, parking areas, or other types of

development shall be compatible with the established alley grades. Such compatibility shall be determined by the Building Inspection Department during the plan check. All alley construction shall be to City Standards. All such areas shall be kept free and clear of obstructions, and no fences or walls will be permitted on or across any part of the area offered for dedication. Where (2) alleys intersect, twenty foot (20') corner cutoffs or a minimum twenty foot (20') radius return shall be provided.

Notwithstanding any of the above provisions of subsection (i). when a site is proposed for development in such a manner as to insure adequate ingress and egress for emergency vehicles and other types of heavy vehicles, or when the construction of any alley at the rear of the property is not feasible because of natural or artificial topographic features, the above requirements may be waived.

(j) Access shall be provided to and along the rear of all commercial and industrial structures. Such access shall consist of a minimum of 20 feet wide driveable area.

(k) The Fire Chief and the Director of Public Works shall have discretion to modify the requirements of this section in those cases where the site of such building or mobile home is provided with auxiliary means of access or approved fire protection facilities.

(l) Bridges. Where a bridge is required to be used as access under this section, it shall be constructed and maintained in accordance with the applicable sections of the Building Code and using design live loading sufficient to carry the imposed loads of the fire apparatus.'

(v) Section 10.210 is added to read as follows:

'FIRE LANES

Section 10.210.

(a) Fire Lanes shall be provided along the front and/or any side of all shopping complexes more than 150 feet from a public street and all other buildings other than dwellings when in the judgement of the Chief, fire lanes are deemed necessary for the protection of life and property.

(b) Fire Lanes shall be located as determined by the Chief, and shall not be less than 15 feet in width, with inside turning radiuses of not less than 20 feet and shall have a clear height of not less than 15 feet.

(c) Fire Lanes shall be maintained clear at all times without exception. It shall be unlawful for any person to impair or block such fire lanes by vehicle parking or placing any other obstruction therein.

(d) Fire Lane Identification. Fire Lanes shall be identified in such a manner so as to leave no doubt as to their existence and intended purposes. Identification shall be by means of signs being located along the entire length of the fire lane and shall be placed not more than 100 feet apart. Where deemed necessary by the Chief, the signs shall be supplemented by diagonal yellow stripes being painted on the required width of the fire lane. Stripes shall be a minimum of four inches (4") in width.'

(vi) Section 10.301 (c) is amended to read as follows:

'Section 10.301.

(c) The provisions of this sub-section shall not be construed to apply to one single-family dwelling on an existing parcel. An approved water supply capable of supplying required fire flow for fire protection shall be provided to all premises upon which buildings or portions of buildings are hereafter constructed. When any portion of the building protected is in excess of 330 feet from a water supply on a public street, there shall be provided, when required by the Chief, on-site fire hydrants and mains capable of supplying the required fire flow.

Water supply may consist of reservoirs, pressure tanks, water mains, elevated tanks, or other fixed system capable of supplying their required fire flow. In setting the requirements for fire flow, the Chief may be guided by the standard published by the Insurance Services Office, 'Guide for Determination of Required Fire Flow.'

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 to be protected as required and approved by the Chief. All hydrants shall be accessible to the fire department apparatus by roadways meeting the requirements of Section 10.207.

The fire flow requirements shall be determined by the Fire Chief and shall be computed on the basis of a minimum 20 p.s.i.g. residual operating pressure at the lowest pressure point of the street main from which the flow is measured. The Fire Chief shall be guided by the minimum requirements set forth in the following table, but may require higher standards on the basis of local conditions, exposure, congestion, and construction of building. The following flows are to be provided in addition to the domestic requirements.

DISTRICT CLASSIFICATION	Minimum Fire Flow	Minimum Duration (in hours)	Maximum Hydrant Spacing
(a) RESIDENTIAL: 1, 2, and 3 family, and up to two (2) acres of isolated commercial included in a predominantly residential area and having no buildings over 5,000 square feet in area and two (2) stories in height.	500 GPM	1	660'
(b) COMMERCIAL: Include: All commercial uses hotels, apartment, multiple residence buildings, dormitories, schools, and colleges.	1000 GPM	2	330'
(c) INDUSTRIAL	1,500 GPM	4	330'

All water mains serving hydrants shall have a minimum nominal diameter of six inches (6").

Stub lines over 800 feet in length or supporting more than one hydrant shall be eight inches (8") or larger, except where it can be shown that adequate flow can be provided with six-inch (6") lines.

'Wet Barrel' type fire hydrants shall be provided.

A hydrant shall be placed at each intersection except where this would provide excessive hydrant coverage.

Fire hydrant spacing shall be computed separately for each side of major highway, canals, or railways.

The last hydrant on a cul-de-sac or stub street shall not be more than one-half the maximum spacing from the end of the street.

The spacing of hydrants shall have an individual tolerance of 10 percent. However, the average spacing between any three (3) adjacent hydrants shall not exceed the required spacing.

The system shall be provided with valves and other facilities, such as tanks, so that no point on any lot at the street right-of-way shall be more than one and one-half ($1\frac{1}{2}$) times the maximum hydrant spacing from a working hydrant as a result of any single break or shutdown for repairs, except where impractical.'

(vii) Section 10.309 (c)3. 'Exhibition and Display Rooms.' is amended to read as follows:

'Section 10.309 (c) 3 Exhibition and Display Rooms. An automatic sprinkler system shall be installed in Group A Occupancies which have more than 12,000 square feet of floor area which can be used for exhibition or display purposes.'

(viii) Section 10.309 (d) is amended to read as follows:

'Section 10.309. (d) Group B, Division 2 Occupancies. An automatic sprinkler system shall be installed in storage rooms, wholesale and retail sales rooms classed as a Group B, Division 2 Occupancies where the floor area exceeds 12,000 square feet on any floor or 24,000 square feet on all floors or in buildings over three stories in height.'

(ix) Section 10.312 (c) is amended to read as follows:

'Section 10.312. (c) Location of Class I Standpipes. There shall be a Class I standpipe outlet connection at every floor level about the first story of every required stairway and on each side of the wall adjacent to the exit opening of a horizontal exit. Outlets at stairways shall be located within the exit enclosure or, in the case of smokeproof enclosures, within the vestibule or exterior balcony, giving access to the stairway.

Risers and laterals of Class I standpipe systems not located within an enclosed stairway or smokeproof enclosure shall be protected by a degree of fire resistance equal to that required for vertical enclosures in the building in which they are located.

EXCEPTION: In buildings equipped with an approved automatic sprinkler system, risers and laterals which are not located within an enclosed stairway or smokeproof enclosure need not be enclosed within fire-resistive construction.

There shall be a three-way outlet above the roofline when the roof has a slope of less than 4 inches in 12 inches.

In buildings where more than one standpipe is provided, the standpipes shall be interconnected at the bottom.'

(E) ARTICLE 13

(i) Section 13.102. Delete.

(F) ARTICLE 28

(i) Section 28.105 is amended to read as follows:

'Section 28.105.

(a) No person shall store hay, straw or other similar agricultural products adjacent to buildings or combustible material unless a cleared distance equal to the height of pile is maintained between such storage and combustible material and buildings. No permit shall be required for such storage.

(b) Storage shall be limited to stacks of 100 tons each. Either a one-hour separation or a clear space of 30 feet shall be maintained between such stacks."

(ii) Section 28.107. is added to Article 28 and reads as follows:

EXCEPTION:

Section 28.107. Cotton gins and similar raw agricultural products processing sites are exempt from the requirement of Section 28.102, 28.103, 28.104, and 28.106.'

(G) ARTICLE 75

(i) Table No. 75.303 is amended as follows:

'Table No. 75.303 - MINIMUM DISTANCE FROM CRYOGENIC FLUIDS IN STORAGE.

The second, third, fourth, and fifth main column headings should read:

Distance In Feet to Nonflammable Cryogens ⁵	Distance In Feet to Flammable Cryogens ⁵	Distance In Feet to Oxidizing Cryogens ⁵	Distance In Feet to Corrosive and Highly Toxic Cryogens ⁵
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(H) ARTICLE 78

(i) Section 78.105 is amended to read as follows:

'Section 78.105. Nothing in this Article shall be construed to prohibit the use of fireworks by railroads or other transportation agencies for signal purposes of illumination or the sale or use of blank cartridges for a show or theatre, or for signal or ceremonial purposes in athletics or sports or for use by military organizations or agricultural fireworks.'

(ii) Section 78.107 is added to read as follows:

MODEL ROCKETS AND MODEL ROCKET ENGINES.

Section 78.107. Nothing in this Article shall be construed to prohibit the possession and use of model rockets and model rocket engines as they are defined and regulated under the provisions of California administrative Code, Title 19, Sub-Chapter 6.'

(iii) Section 78.108 is added to read as follows:

'The operation of fireworks stands shall be regulated by the provisions of Chapter 3 of the Municipal Code.'

(I) ARTICLE 79.

(i) Section 79.510 (a) is amended as follows:

'Section 79.510. (a) In the fifth paragraph, revise 'Table No. 79.302-"A" to read 'Table No. 79302.'

(ii) Section 79.1101 is amended to read as follows:

'NOTICES AND PERMITS.

Section 79.1102.

(a) No person shall drill any oil well without furnishing a notice of intent to drill prior to commencement. This notice may be in the form of a copy of the notice furnished to the division of oil and Gas.

(b) A permit shall be required for any new oil well which does not meet the location requirements of this Division.

(c) Any oil well not in full compliance with the location requirements of Division X, shall be issued a permit only after the Fire Chief has determined that special precautions have been taken to reduce fire hazards to an acceptable minimum.

(d) The application for a permit to drill an oil well in variance with the requirements of this Division shall be accompanied by a plot plan drawn to scale or with dimensions showing all buildings and improvements within a radius of 300 feet of the exact location of the proposed well.'

(iii) Section 79.1103 is amended to read as follows:

'LOCATION OF WELL

Section 79.1103.

(a) A storage tank or boiler, fired heater, open-flame device or other source of ignition shall not be located nearer than 25 feet to any wellhead. Engines used in the drilling production and serving of wells are exempt from the above provisions.

(b) Wells shall not be drilled within 75 feet of any dedicated public street, highway or nearest rail of a railway being used as such.

(c) Wells shall not be drilled within 100 feet of any building not necessary to the operation of the well.

(d) Wells shall not be drilled within 300 feet of any building used as a place of public assemblage, institution, or school.

(e) No building which is used as a place of public assemblage, institution, or school shall be constructed within 300 feet of an existing oil well. No other building not necessary to the operation of an oil well shall be constructed within 100 feet of any existing oil well.

(f) The 100 foot minimum distance referred to in (e) above may be reduced under the following circumstances:

(1) The distance may be reduced to 50 feet if every exterior wall within 100 feet of the wellhead, which could receive direct radiant heat from the wellhead, is of one hour fire resistive construction, has no openings, and that entire building has a non-combustible roof without parapets.

(2) The distance may be reduced to 25 feet if every exterior wall within 100 feet of the wellhead, which could receive direct radiant heat from the wellhead, is of two hour fire resistive construction, has no openings and that entire building has a non-combustible roof without parapets.

(iv) Section 79.1104 is amended to read as follows:

'Section 79.1104

(a) Disposal Upon A Street or Water Channel. A liquid containing crude petroleum or its products shall not be permitted to be disposed into or upon any street, highway, drainage canal or ditch, storm drain or flood control channel.

(b) Discharge on Ground. Oil, waste oil, refuse or waste material shall not be permitted to accumulate on the surface of the ground under, around or near any well, pump, boiler, oil storage tank or building except within an oil sump or tank.

(c) Clearing Around Walls and Tanks. All land within 25 feet of any well, flammable or combustible liquid tank or other appurtenance to any such well shall be at all times kept free and clear of dry weeds, grass, rubbish or other combustible material. When, in the opinion of the Chief, the distance is not sufficient to provide reasonable fire safety, a greater distance may be required which shall not exceed the height of a derrick or greatest dimension of a tank.'

(v) Section 79.1105 is amended to read as follows:

'Section 79.1105. Fencing. Sumps, diversion ditches or depressions used as sumps shall be securely fenced or covered.'

(vi) Section 79.1109 is amended to read as follows:

'Section 79.1109. Smoking shall not be permitted at any well or tank location except at designated or posted areas.'

(vii) Section 79.1508 (c) is amended to read as follows:

'Section 79.1508.

(c) Identification. Piping containing liquids shall be identified in accordance with nationally recognized standards. See Section 2.303 (b).

(viii) Section 79.1516(b) is amended to read as follows:

'Section 79.1516.

(b) Classified Areas. Table No. 79.1309 shall be used to delineate and classify areas for the purpose of installation of electrical equipment.'

(ix) Section 79.1808 is amended as follows:

'Section 79.1808. In the first sentence revise 'Section 79.1805 (d) 4' to read 'Section 79.1806 (d) 4.'

(J) ARTICLE 82.

(i) Section 82.105 (d) is amended to read as follows:

'Section 82.105.

(d) Containers shall be located with respect to buildings or line of adjoining property which may be built upon in accordance with the following table:

TABLE NO. 82.105

CONTAINER CAPACITY		MINIMUM DISTANCE
(Gallons Over)	(Gallons Not Over)	
Less than 500		10 Feet
500 to 1,200		25 Feet
Over 1,200		50 Feet

NOTE: At the discretion of the Chief, containers may be located a lesser distance to buildings of not less than one-hour fire-resistive construction in accordance with the Building Code, provided the above distances applied to openings in buildings are maintained, and the relief valves will not discharge in the direction of a means of egress or against the building.'

(K) APPENDIX VI-A

Appendix VI-A is amended as follows:

(i) In the eleventh paragraph change 'Table No. 79.508-A' to read 'Table No. 79.510-A.'

(ii) Section 4016. New Materials, Processes or Occupancies Which May Require Permits. The Chief of the Fire Department, the Fire Marshal and the Director of Public Works shall act as a committee to determine and specify, after giving affected persons an opportunity to be heard, any new materials, processes or occupancies, which shall require permits, in addition to those now enumerated in said Code. The Fire Marshal shall post such list in a conspicuous place in his office, and distribute copies thereof to interested persons.

(iii) Section 4018. Penalties. Any person who shall violate or fail to comply with any of the provisions of this Code or who shall violate or fail to comply with any order made thereunder by competent authority, or who is building or erecting any structure shall deviate from any specifications or plans submitted to and approved by the Fire Marshal as herein provided, or from any certificate or permit issued hereunder shall for each and every such violation or failure to comply be guilty of a misdemeanor and shall, upon conviction, be subject to a fine of not more than \$500 or by imprisonment in the County Jail of the County of Kern of not more than six months or by both such fine and imprisonment. A conviction for any offense under the provisions of this Code shall not excuse the violation or authorize its continuance and the person or persons convicted of such offense shall be required to correct or remedy any condition or installation which fails to comply with the requirements of this Code with reasonable diligence. Each day that a condition prohibited by the provisions of this Code is caused or permitted to be maintained or continued shall constitute a separate and distinct offense.

CHAPTER 3. UNSAFE BUILDINGS - CONDEMNATION.

(iv) Section 4025. Public Nuisance. Any building, structure, or portion thereof, including buildings or structures in the process of erection, found to be dangerous to persons or property, unsafe for the purpose of which constructed, or due to damage caused by fire, the elements, sabotage, explosions or other means, shall constitute a public nuisance and subject to abatement, as such.

(v) Section 4026. Power to Condemn. Except in cases of emergency for the immediate preservation of life and property, before any action is taken to abate any public nuisance as defined in Section 4025 hereof, such building or structures shall be inspected by the Building Inspections Department of the City of Ridgecrest and approval given for such abatement. In the event that the Chief Building Official determines that such building constitutes a public nuisance, it shall be forthwith condemned and shall not be occupied or used until made safe, and its use authorized by said Building Inspections Department.

(vi) Section 4027. Penalty for Violation. Use or occupation of a building in violation of the foregoing sections shall constitute a misdemeanor."

Section 12. Except as provided herein the Ridgecrest Municipal Code is hereby reaffirmed and readopted.

APPROVED AND ADOPTED this 1st day of April, 1987, by the following vote:

AYES: Mayor Mower, Councilmembers Bergens, Corlett and Wiknich.

NOES: None.

ABSENT: Councilmember Pearson.

ABSTAIN: None.



Michael R. Mower, Mayor

ATTEST:



Joyce M. Taft, City Clerk