

ORDINANCE NO. [REDACTED]

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY ADDING SECTION 15.04.240 TO CHAPTER 15.04 OF TITLE 15 OF THE SUISUN CITY MUNICIPAL CODE

WHEREAS, the California Building Standards Commission adopted the 2025 California Building Standards Code, codified in Title 24 of the California Code of Regulations (“CBSC”); and

WHEREAS, Section 14.04.030 of Chapter 15.04 of Title 15 of the Suisun City Municipal Code (“Municipal Code”) adopts by reference the 2025 California Fire Code which references the International Fire Code, 2024 Edition, as published by the International Code Council, together with the Administrative Chapters 1, 2, and Appendix B, Appendix C, Appendix D and Appendix E (“Fire Code”), subject to the modifications and amendments contained in Chapter 14.04; and

WHEREAS, the City Council of the City of Suisun City (the “City Council” or “City”) finds it necessary to enact certain changes and modifications to the Fire Code which are of a more restrictive nature than those provided in the CBSC in order to address the health and safety issues of the City’s local climatic, geological or topographical conditions affecting the Suisun Expansion Specific Plan planning area; and

WHEREAS, the Fire Code is a subcode of the 2025 California Building Standards Code, codified in Part 9 of Title 24 of the California Code of Regulations and adopted by the California Building Standards Commission (“CBSC”). Accordingly, before the City makes any changes or modifications to the Fire Code, the City must make express findings that such changes are reasonably necessary because of local climatic, geological or topographical conditions, pursuant to California Health and Safety Code Sections 17958, 17958.5, 17958.7, and 18941.5.

NOW THEREFORE, the City Council of the City of Suisun City ordains as follows:

SECTION 1. Findings. The City finds as follows:

1. The recitals set forth above are true and correct and are incorporated herein by reference.
2. The local amendments to the Fire Code contained in this Ordinance have been evaluated and recognized by the City as providing for more restrictive standards than those provided in the CBSC. Further, the City recognizes the local amendments to the Fire Code contained in this Ordinance as tools for addressing problems with, and the future direction of building construction within the Suisun Expansion Specific Plan planning area, which are aimed at establishing and maintaining an environment affording a high level of fire and life safety to all within the Suisun Expansion Specific Plan planning area.
3. This action involves updates and revisions to existing regulations consistent with State law and will not result in any direct or indirect physical changes to the environment. The changes made to the Fire Code through this Ordinance are enacted to mitigate the threats posed to public peace, health, and safety from fire, high winds, earthquakes, and other emergency events.
4. Pursuant to its authority under California Health and Safety Code sections 17958, 17958.5, 17958.7, and 18941.5, the City finds that the Fire Code amendments contained in this Ordinance are reasonably necessary

because of the following local climatic, geological, or topographical conditions, either singularly or in combination:

- A. Similar to other cities located in northern Solano County, including Vacaville, Fairfield, Dixon, and Rio Vista, Suisun City, including the Suisun Expansion Specific Plan planning area, sometimes experiences extreme variations in weather patterns: summers can be windy, arid and hot, winters can be cool to freezing, and fall and spring can bring any combination of weather patterns together. During periods of high temperatures with little no precipitation, extreme drying of vegetation adds to fire risk, as do high winds that can increase the rate of fire spread. As a result, climate has the potential to be strong influence on fire behavior and the intensity and size of fires within the region, as well as emergency personnel's ability to remediate fires and other emergency events. These conditions warrant more restrictive building standards that are tailored to the development patterns anticipated within the Suisun Expansion Specific Plan.
- B. Suisun City is surrounded by Solano County jurisdictions and unincorporated areas of the County with moderate, high, and very high Fire Hazard Severity Zones, which warrant increasing the protections against fire and similar emergency situations in the building standards within the Suisun Expansion Specific Plan planning area.
- C. Additional fire, structural, and other protection is warranted within the Suisun Expansion Specific Plan planning area to address the area's relatively high building density and occupancy and enable the area's policy objectives in increased public health and safety, as set forth in Suisun Expansion Specific Plan planning area.

SECTION 2. **Section 15.04.240 of Chapter 15.04 of Title 15 of the Municipal Code.** Section 15.04.240 is hereby added to Chapter 15.04 of Title 15 of the Municipal Code to read as follows:

15.04.240 California Fire Code Amendments Applicable to the Suisun Expansion Specific Plan Area.

Within, and only within, the boundaries of the Suisun Expansion Specific Plan planning area, the following modifications to the California Fire Code (deletions in ~~strike through~~; additions in underline) including the Appendices thereto adopted by reference in Section 15.04.030, shall apply. In the event of any conflict between the provisions of the California Fire Code and California Fire Code Appendices adopted by reference in Section 15.04.030 and any modification contained in this Section, the provision contained in this Section shall control within the boundaries of the Suisun Expansion Specific Plan planning area.

1. California Fire Code Section 105.5.59 is amended as follows:

105.5.59 Additional Permits. ~~In addition to the permits required by Section 105.6, the following permits shall be obtained from the Bureau of Fire Prevention prior to engaging in the following activities, operations, practices or functions.~~ In addition to the operational permits required by Section 105.5, for all Group A, B, F, H, I, M, and S occupancies, operational permits are required to be issued for all uses and systems that require a construction permit in accordance with Section 105.6. Additionally, prior to operating or engaging in the following facilities, uses, activities, functions, or operations, an operational permit issued by the fire code official is required.

Production facilities. To change use or occupancy, or allow the attendance of a live audience, or for wrap parties.

Pyrotechnics and special effects. To use pyrotechnic special effects, open flame, use of flammable or combustible liquids and gases, welding and the parking of motor vehicles in any building or location used for the purpose of motion picture, television and commercial production.

Live audiences. To install seating arrangements for live audiences in approved production facilities, production studios and sound stages. See Chapter 48 of the California Fire Code.

General use permit. For all Group A, B, F, H, I, M, and S occupancies, a general use permit is required for any activity or operation not specifically addressed in Section 105, which in the judgement of the fire code official is possible or likely to produce conditions hazardous to life or property. A general use permit may include the temporary use of a facility for business or operations or for helicopter operations.

Special event. For all Group A, B, F, H, I, M, and S occupancies, a special event permit is required when in the judgement of the fire code official the event is possibly or likely to produce conditions hazardous to life or property.

Car Stacking Parking Systems. For all Group A, B, F, H, I, M, and S occupancies, an operational permit is required to operate a car stacking parking system in a building.

2. Subsection 105.6.26 is added to California Fire Code Section 105.6. to read as follows:

105.6.26 Additional Construction Permits. In addition to the construction permits required by Section 105.6, for all Group A, B, F, H, I, M, and S occupancies, construction permits are required to be issued by the fire code official prior to construction or work on the following:

Live audiences. To install seating arrangements for live audiences for the purpose of film, other events or entertainment, where approved seating will increase the occupant load at the premise, building or production location. See Chapter 48 of the California Fire Code.

Car Stacking Parking Systems. A construction permit is required to install car stacking parking systems in buildings.

3. Subsection 503.2.1.1 is added to California Fire Code Section 503.2 to read as follows:

503.2.1.1 Transit lanes. Transit lanes are required to be part of the emergency vehicle access plan and to serve as fire apparatus access roads. Where car-free streets are separated from vehicular lanes by landscaped median buffers, the medians shall be provided with emergency vehicle access points at intervals acceptable to the fire code official.

4. Subsection 503.2.1.2 is added to California Fire Code Section 503.2 to read as follows:

503.2.1.2 Car-free Streets. Car-free Streets as designated in the Suisun Expansion Specific Plan and which are restricted for transit, bicycle, or pedestrian use, or any combination thereof, are required to

be part of the emergency vehicle access plan and to serve as fire apparatus access roads. Car-free streets shall be a minimum of 20 feet in width.

5. Subsection 503.2.1.3 is added to California Fire Code Section 503.2 to read as follows:

503.2.1.3 Roadways that include sharrows. Roadways that include sharrows (e.g. roadways with one or more lanes that are designed and marked for concurrent use by vehicles and bicycles) and which are designated as fire apparatus access roads shall be a minimum of 20 feet in width.

6. California Fire Code Section 503.2.5 is amended as follows:

503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. The fire code official is authorized to allow the installation of emergency vehicle access (EVA) only points as an alternative to an area for turning around fire apparatus.

7. Subsection 503.2.9 is added to California Fire Code Section 503.2 to read as follows:

503.2.9 Traffic management system. A traffic management system comprised primarily of traffic pre-emption devices installed at all vehicular and transit traffic signals is required. Where transit lanes are provided, traffic pre-emption devices for transit lanes shall have priority over vehicular lanes for pre-emption.

8. Subsection 503.2.10 is added to California Fire Code Section 503.2 to read as follows:

503.2.10 Emergency vehicle access. Emergency vehicle access (EVA) only points are required to meet the specifications of this section and other specifications required by the fire code official. Emergency vehicle access across medians should be of sufficient length to allow merging movements rather than right turn movements.

9. California Fire Code Section 505.1 is amended 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 acceptable to the fire code official that is visible from the street or road to which the building is addressed ~~fronting the property~~. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall not be less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). 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. For all Group A, B, F, H, I, M, and S occupancies, the fire code official is authorized to:

- a. Require address characters to be internally or externally illuminated at a minimum from dusk to dawn.

- b. Require additional address information needed for clarity, such as building number or street name, and require the additional information to be placed on the building in an approved location and manner.
- c. Require characters that are larger in height and stroke when necessary for the characters to be visible from a fire apparatus access road.

10. Subsection 505.3 is added to California Fire Code Section 505 to read as follows:

505.3 Wayfinding. For all Group A, B, F, H, I, M, and S occupancies, the fire code official is authorized to require the installation of wayfinding signage to facilitate emergency response. Such signage could include, but is not limited to, signage on streets that provides directions to public and other buildings of general interest, monuments that list a series of addresses and/or units within a multiple building complex, and signage on multiple unit buildings that identifies the location of individual units.

11. California Fire Code Section 506.1 is amended as follows:

506.1 Where required. Where access to or within a structure or area is restricted because of secured openings or where immediate access is necessary for life-saving or firefighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. For all Group A, B, F, H, I, M, and S occupancies, when it is determined that a key box is necessary to provide immediate access, the fire code official is authorized to require more than one key box at facilities or under circumstances that require emergency access at multiple points. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official.

12. California Fire Code Section 903.2 is amended as follows:

903.2 Where Required. Approved automatic sprinkler systems in new buildings and structures, in which the total floor area of all floors exceeds one thousand (1,000) square feet, shall be provided in the locations described in Section 903.2.1 through 903.2.12 and Sections 903.2.14 through 903.2.21. 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.

13. California Fire Code Appendix D Section D102.1 is amended as follows:

D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an ~~asphalt, concrete, or other approved~~ all-weather driving surface acceptable to the fire code official capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (34 050 kg).

14. California Fire Code Appendix D Section D103.1 shall not apply within the boundaries of the Suisun Expansion Specific Plan.

15. California Fire Code Appendix D Section D103.3 is amended as follows:

D103.3 Turning radius. The minimum turning radius shall be determined by the fire code official on a turn-by-turn basis based on the design dimensions of the affected streets and intersections and the specifications of the emergency vehicle fleet.

16. California Fire Code Appendix D Section D103.6 shall not apply within the boundaries of the Suisun Expansion Specific Plan.

17. California Fire Code Appendix D Section D103.6.1 shall not apply within the boundaries of the Suisun Expansion Specific Plan.

18. California Fire Code Appendix D Section D103.6.2 shall not apply within the boundaries of the Suisun Expansion Specific Plan.

19. California Fire Code Appendix D Section D104.2 is amended as follows:

D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet (5760 m²) shall be provided with two separate and approved fire apparatus access roads. ~~Exception: Projects having a gross building area of up to 124,000 square feet (11 520 m²) that have a single approved fire apparatus access road where all buildings are equipped throughout with approved automatic sprinkler systems.~~

20. California Fire Code Appendix D Section D104.3 is amended as follows:

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart ~~equal to not less than one half of the length of the maximum overall diagonal dimension of the lot of area to be served, measured in a straight line between accesses~~ acceptable to the fire code official such that an obstruction will not prevent the use of at least one of the fire apparatus access roads.

21. California Fire Code Appendix D Section D105.2 is amended as follows:

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width ~~of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof~~ determined on a case-by-case basis by the fire code official sufficient to allow for deploying stabilizers, articulating and positioning the aerial ladder, and providing a safe climbing angle for roof access considering the height and setback of the building and the availability of secondary means of access to the emergency incident for other fire apparatus.

22. California Fire Code Appendix D Section D105.3 is amended as follows:

D105.3 Proximity to buildings. ~~One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on~~

~~which the aerial fire apparatus access road is positioned shall be approved by the fire code official. One or more of the required access routes serving as an aerial fire apparatus access road shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. The distance from a building requiring aerial ladder access to the nearest edge of the aerial fire apparatus access road shall be determined on a case-by-case basis by the fire code official sufficient to allow for positioning the aerial ladder and providing a safe climbing angle for roof access considering the height and setback of the building.~~

23. California Fire Code Appendix D Section D106.1 is amended as follows:

D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads. ~~Exception: Projects having up to 200 dwelling units shall have not fewer than one approved fire apparatus access road where all buildings, including non-residential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2.~~

24. California Fire Code Appendix D Section D106.3 is amended as follows:

D106.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart ~~equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.~~ acceptable to the fire code official such that an obstruction will not prevent the use of at least one of the fire apparatus access roads.

25. California Fire Code Appendix D Section D107.1 is amended as follows:

D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. ~~Exception: 1) Where there are more than 30 dwelling units accessed from a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2, or 903.3.1.3, access from two directions shall not be required. 2) The number of dwelling units accessed from a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.~~

26. California Fire Code Appendix D Section D107.2 is amended as follows:

D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart ~~equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.~~ acceptable to the fire code official such that an obstruction will not prevent the use of at least one of the fire apparatus access roads.

SECTION 3. Section 15.80.131 of Chapter 15.80 of Title 15 of the Municipal Code. Section 15.80.131 is hereby added to Chapter 15.80 of Title 15 of the Municipal Code to read as follows:

15.80.131 Suisun Expansion Specific Plan, fire apparatus standards. Fire apparatus (any vehicle owned by a governmental agency that is used in responding to emergency, fire, rescue, or lifesaving calls) purchased, donated, or acquired for use and intended to respond from fire stations located within the boundaries of the Suisun Expansion Specific Plan shall have an inside turning radius that meets or exceeds 15 feet.

SECTION 4. Filing with the CBSC. A copy of this Ordinance and Suisun City Municipal Code Chapter 15.04 shall be filed with the California Building Standards Commission in accordance with California Health and Safety Code Section 17958.7.

SECTION 5. Severability and Validity. If any section, subsection, paragraph or sentence of this Ordinance, or any part thereof, is for any reason found to be unconstitutional, invalid or beyond the authority of the City of Suisun City by a court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance.

SECTION 6. Publication. In accordance with Section 36933 of the Government Code of the State of California, within 15 days after its adoption by the City Council, this ordinance shall be published once, together with the names of the Council Members voting thereon, in a newspaper of general circulation within the City. If there is no newspaper of general circulation printed and published within the City, within (15) days after its passage, this ordinance shall be posted in three (3) public places within the City prescribed by ordinance.

SECTION 7. CEQA. On [DATE], the City Council certified the Suisun Expansion Specific Plan Environmental Impact Report (State Clearinghouse No. [REDACTED]) (“EIR”) encompassing this Ordinance, on file with the Development Services Department, in compliance with the California Environmental Quality Act (“CEQA”) (California Public Resources Code section 21000 et seq.), the State CEQA Guidelines (California Code of Regulations Title 14 section 15000 et seq.), and Chapter 16.04 of the Suisun City Code. The EIR was prepared for the proposed Suisun Expansion Specific Plan (“Project”). The City Council adopted Resolution No. [REDACTED] adopting findings related to a determination of compliance with CEQA for the Project and this Ordinance, and this City Council hereby affirms and adopts said findings based on the reasons set forth therein, and incorporates such reasons herein by reference.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the City Council of the City of Suisun City, California, on this _____ day of _____.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM
AND LEGAL CONTENT:

CERTIFICATION

I, _____, City Clerk of the City of Suisun City, do hereby certify that the above and foregoing ordinance was introduced at a regular meeting of the said City Council held on _____, and passed and adopted at a regular meeting of said City Council held _____, by the following vote:

AYES: Councilmembers: _____

NOES: Councilmembers: _____

ABSENT: Councilmembers: _____

ABSTAIN: Councilmembers: _____

ATTEST:

City Clerk