

ORDINANCE 17-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ORANGE ADDING AND AMENDING CHAPTER 15.31, CITY OF ORANGE WILDLAND-URBAN INTERFACE CODE, AND DELETING CHAPTER 15.32, CITY OF ORANGE FIRE CODE, IN ITS ENTIRETY AND ADDING CHAPTER 15.32, ADOPTING AND AMENDING THE 2025 CALIFORNIA CODES AND PORTIONS OF THE 2024 INTERNATIONAL CODES AS THE CITY OF ORANGE WILDLAND-URBAN INTERFACE CODE AND THE CITY OF ORANGE FIRE CODE, TO TITLE 15 (BUILDINGS AND CONSTRUCTION) OF THE ORANGE MUNICIPAL CODE.

WHEREAS, the City of Orange Fire Department is responsible for enforcing the fire and safety regulations of the State Fire Marshal; and

WHEREAS, the State Fire Marshal's building standards regulations are incorporated in the 2025 California Wildland-Urban Interface Code and 2025 California Fire Code; and

WHEREAS, the City is subject to the California Wildland-Urban Interface Code and Fire Code, as written, effective January 1, 2026 unless the City adopts amendments to said Codes, with the appropriate findings supporting such amendments; and

WHEREAS, cities are allowed to make amendments to State building standards when justified by local topographical, climactic and geographical conditions; and

WHEREAS, contemporaneously herewith the City Council has made appropriate findings that justify amendments to the California Wildland-Urban Interface Code and Fire Code based on local topographical, climactic and geographical conditions in Resolution No. 11638; and

NOW, THEREFORE, the City Council of the City of Orange does ordain as follows:

SECTION I:

Chapter 15.31, City of Orange Wildland-Urban Interface Code, is added in its entirety, adopting the 2025 California Wildland-Urban Interface Code, as copyrighted in 2025 by the International Code Council and the California Building Standards Commission, is hereby added to read as follows:

Chapter 15.31 CITY OF ORANGE WILDLAND-URBAN INTERFACE CODE

15.31.010 Adoption by Reference.

The City Council adopts by reference the California Wildland-Urban Interface Code, 2025 Edition, as copyrighted by the International Code Council and California Building Standards Commission,

as hereinafter amended, modified or altered. Such Codes are adopted by reference, for the purpose of safeguarding the public from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises. One copy of the code has been and is now on file in the office of the City Clerk, and the code is adopted by reference as if incorporated and set out at length in this chapter. The provisions therein shall be controlling within the limits of the City of Orange and shall be designated, known and referred to as the Orange City Wildland-Urban Interface Code.

15.31.020 Amendments to the California Wildland-Urban Interface Code.

The following sections of the California Wildland-Urban Interface Code, 2025 Edition are amended, modified or altered as follows:

101.1 Title. These regulations shall be known as the Orange City Wildland-Urban Interface Code, hereinafter referred to as “this code.”

101.3.1 Application. New buildings in any Fire Hazard Severity Zone or Wildland-Urban Interface (WUI) Fire Area designated by the enforcing agency constructed after the application date shall comply with the provisions of this code and comply with Orange City Fire Department Guideline “Vegetation Management Guideline – Technical Design for New Construction Fuel Modification Plans and Maintenance Program.” This shall include all new buildings with residential, commercial, educational, institutional or similar occupancy type use, which shall be referred to in this code as “applicable buildings,” as well as new buildings and structures accessory to those applicable buildings.

Exceptions:

1. Group U occupancy accessory buildings of any size located at least 50 feet from an applicable building on the same lot.
2. Group U occupancy agricultural buildings, as defined in Section 202 of the California Building Code of any size located at least 50 feet from an applicable building.
3. Group C occupancy special buildings conforming to the limitations specified in Section 450.4.1 of the Californian Building Code.
4. New accessory buildings and miscellaneous structures specified in Section 504.11 shall comply only with the requirements of that section.
5. Additions to and remodels of buildings originally constructed prior to July 1, 2008, where the exterior building elements of the structure are not affected.

103.1 Creation of agency. The Orange City Fire Department is hereby created and the official in charge thereof shall be known as the code official. The function of the agency shall be the implementation, administration of the provisions of this code.

103.2 Appointment. The fire code official shall be appointed by the fire chief and may be removed at any time.

106.5 Fire protection plan. Where required by the code official pursuant to Section 602, a fire protection plan complying with Orange City Fire Department Guideline “Vegetation Management

Guideline – Technical Design for new Construction Fuel Modification Plans and Maintenance Program” shall be prepared and shall be submitted to the code official for review and approval as part of the plans required for a permit.

109.3.7 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be prosecuted in accordance with Chapter 1.08 of the Orange Municipal Code. Each day that a violation continues shall be deemed a separate offense.

401.1 Scope. Wildland-urban interface areas shall be provided with emergency vehicle access and water supply in accordance with this chapter, the City of Orange Fire Code and Orange City Fire Department Guideline “Fire Master Plan for Commercial & Residential Development.”

603.2 Application. All new plantings of vegetation in State Responsibility Areas (SRA) and Local Responsibility Areas (LRA) designated as a Fire Hazard Severity Zone shall comply with Sections 603.3 through 603.4.2.1, and Orange City Fire Department Guideline “Vegetation Management Guideline – Technical Design for New Construction Fuel Modification Plans and Maintenance Program.”

603.5 Fuel Modification Requirements for New Construction. All new buildings to be built or installed in a Very High Fire Hazard Severity Zone shall comply with the following:

1. Preliminary fuel modification plans shall be submitted to and approved by the fire code official prior to or concurrently with the approval of any tentative map.
2. Final fuel modification plans shall be submitted to and approved by the fire code official prior to the issuance of a grading permit.
3. The fuel modification plans shall meet the criteria set forth in the Fuel Modification Section of Orange City Fire Department Guideline “Vegetation Management Guideline – Technical Design for New Construction Fuel Modification Plans and Maintenance Program.”
4. The fuel modification plan shall include provisions for the maintenance of the fuel modification in perpetuity.
5. The fuel modification plan may be altered if conditions change. Any alterations to the fuel modification areas shall have prior approval from the fire code official.
6. All elements of the fuel modification plan shall be maintained in accordance with the approved plan and are subject to the enforcement process outlined in the Fire Code.

604.3 Requirements. Hazardous vegetation and fuels around all applicable buildings and structure shall be maintained in accordance with the following laws and regulations:

1. Public Resources Code, Section 4291.

2. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 3, Section 1299.03.
3. California Government Code, Section 51182.
4. California Code of Regulations, Title 19, Division 1, Chapter 7, Subchapter 1, Section 3.07.
5. Orange City Fire Department Guideline “Vegetation Management Guideline – Technical Design for New Construction Fuel Modification Plans and Maintenance Program.”

SECTION II:

Chapter 15.32, City of Orange Fire Code, is deleted in its entirety and is hereby replaced with Chapter 15.32, adopting the 2025 California Fire Code including appendices B, BB, C, CC, and H as copyrighted in 2025 by the International Code Council and the California Building Standards Commission, to read as amended below:

Chapter 15.32 CITY OF ORANGE FIRE CODE

15.32.010 Adoption by Reference.

The City Council adopts by reference the California Fire Code, 2025 Edition, including appendices B, BB, C, CC, and H as copyrighted by the International Code Council and California Building Standards Commission, as hereinafter amended, modified or altered. Such Codes are adopted by reference, for the purpose of safeguarding the public from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises. One copy of the code has been and is now on file in the office of the City Clerk, and the code is adopted by reference as if incorporated and set out at length in this chapter. The provisions therein shall be controlling within the limits of the City of Orange and shall be designated, known and referred to as the Orange City Fire Code.

15.32.020 Amendments to the 2025 California Fire Code.

The following sections of the California Fire Code, 2025 Edition are amended, modified or altered as follows:

101.1 Title. These regulations shall be known as the Orange City Fire Code, hereinafter referred to as “this code.”

103.1 Creation of agency. [Amended] The Orange City Fire Department is hereby created and the official in charge of the Fire Prevention Bureau thereof shall be known as the fire code official. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

103.2 Appointment. [Amended] The fire code official shall be appointed by the fire chief and may be removed at any time.

105.1.1 Permits required. [Amended] A property owner or owner's authorized agent who intends to conduct an operation or business, or install or modify systems and equipment that are regulated by this code, or to cause any such work to be performed, shall first make application to the fire code official and obtain the required permit. The permit shall be required to conduct an operation or business, or install or modify systems and equipment which is regulated by this code, or to cause any such work to be done.

105.5.18 Flammable and combustible liquids. [Adopt all subsections including amended sections] An operational permit is required:

10. To engage in the dispensing of liquid fuels into the fuel tanks of motor vehicles at commercial, industrial, governmental, or manufacturing establishments in accordance with Section 5706.5.4.
11. To utilize a site for the dispensing of liquid fuels from tank vehicles into the fuel tanks of motor vehicles, marine craft, and other special equipment at commercial, industrial, governmental, or manufacturing establishments in accordance with Section 5706.5.4.

105.5.33 Miscellaneous combustible storage. [Amended] An operational permit is required to store in any building or upon any premises in excess of 2,500 cubic feet gross volume of combustible empty packing cases, boxes, barrels or similar containers, combustible pallets, rubber tires, rubber, cork, green waste, composting, yard waste, or similar combustible material.

105.5.42 Plant extraction systems. [Deleted]

105.5.58 Mobile fueling of hydrogen-fueled vehicles. [Deleted]

105.5.60 Day-care. [Added] An operational permit is required to operate a day-care center.

105.5.61 Mid-rise buildings. [Added] An operational permit is required to operate a mid-rise building.

105.5.62 High-rise buildings. [Added] An operational permit is required to operate a high-rise building.

105.5.63 Safe and sane fireworks sales. [Added] An operational permit is required to operate a temporary fireworks stand in accordance with Orange Municipal Code, Chapter 8.13.

105.6.18 Plant extraction systems. [Deleted]

106.2.1 Information on construction documents. [Amended] Construction documents shall be drawn to scale in digital format. Plans shall be submitted through the Civic Portal in accordance with the City of Orange Building Division Plan Submittal Guidelines. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations as determined by the fire code official.

113.2.1 Fire and life safety hazards. [Added] Persons operating, maintaining or controlling any building, occupancy, facility, premises or vehicle subject to this code shall neither create, nor allow to exist, any condition deemed a fire or life safety hazard by the fire code official.

113.4 Violation penalties. [Amended] Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be prosecuted in accordance with Chapter 1.08 of the Orange Municipal Code. Each day that a violation continues shall be deemed a separate offense.

203 General Definitions [Amended]

FLOW-LINE. [Added] The lowest continuous elevation on a curb defined by the path traced by a particle in a moving body of water at the bottom of the rolled curb.

HAZARDOUS FIRE AREA. [Added] Includes all areas identified within the California Wildland-Urban Interface Code and other areas as determined by the Fire Code Official as presenting a fire hazard due to the presence of combustible vegetation, or the proximity of the property to an area that contains combustible vegetation.

MID-RISE BUILDING. [Added] Every building of any type of construction or occupancy, when originally constructed with high-rise conditions under local ordinance at the time of construction, having floors used for human occupancy located between 55 feet and 75 feet above the lowest floor level having building access.

SPARK ARRESTOR. [Added] A listed device constructed of noncombustible material specifically for the purpose of meeting one of the following conditions:

1. Removing and retaining carbon and other flammable particles/debris from the exhaust flow of an internal combustion engine in accordance with California Vehicle Code Section 38366.
2. Removing and retaining carbon and other flammable particles/debris from fireplaces that burn solid fuel in accordance with California Building Code Chapters 21 or 28.

304.1.3 Vegetation. [Amended] Weeds, grass, vines and other growth that is capable of being ignited and endangering property, within the scope of Orange City Fire Department Guidelines, shall be cut, thinned, or removed by the owner or occupant of the premises. Vegetation clearance requirements in wildland-urban interface areas shall be in accordance with the Orange City Wildland-Urban Interface Code. Types, amounts, arrangement, and maintenance of vegetation in a fuel modification area, interior slope, or similarly hazardous fire area shall be in accordance with the Orange City Fire Department Guideline entitled “Vegetation Management Guideline - Technical Design for New Construction, Fuel Modification Plans, and Maintenance Program”.

307.1 General. [Amended] A person shall not kindle or maintain or authorize to be kindled or maintained any open burning unless constructed and approved in accordance with Sections 307.1.1 through 307.6.2.1.

307.1.2 Fuel modification areas. [Added] Outdoor fires using wood or other solid fuel shall not be built, ignited or maintained in a fuel modification area.

307.2.2 Hazardous conditions. [Added] Outdoor fires are not allowed when predicted sustained winds exceed 8 MPH during periods when relative humidity is less than 25%, or a red flag condition has been declared or public announcement is made, when an official sign was caused to be posted by the fire code official, or when such fires present a hazard as determined by the fire code official.

Exception: Gas-fueled devices operated in accordance with 307.6.1.

307.4.4 Disposal of rubbish. [Added] Rubbish, trash or combustible waste material shall be burned only within an approved incinerator and in accordance with Section 307.2.1.

307.5.1 Supervision. [Added] Where a permit is issued, such open burning or fire shall be supervised by a person 18 years of age or older.

307.6 Outdoor fireplaces, fire pits, fire rings, or similar devices used at premises containing Group R Occupancies. [Added] Outdoor fireplaces, fire pits, fire rings, or similar exterior devices used at premises containing Group R occupancies shall comply with this section.

Exception: Barbeques, grills, and other portable devices intended solely for cooking shall comply with Chapter 41.

307.6.1 Gas-fueled devices. [Added] Outdoor fireplaces, fire pits and similar devices fueled by natural gas or liquefied-petroleum gas are allowed when approved by the City of Orange Building Division and the device is designed to only burn a gas flame and not wood or other solid fuel. At premises containing Group R division 3 occupancies, combustible construction shall not be located within 3 feet of an atmospheric column that extends vertically from the perimeter of the device. At premises containing other than Group R division 3 occupancies, the minimum distance shall be 10 feet. Where a permanent hood and vent is installed and approved by the City of Orange Building Department, combustible construction may encroach upon this column between the bottom of the hood and the vent opening. Where chimneys or vents are installed, they shall have an approved spark arrestor meeting the requirements of Section 2113.9.2 of the California Building Code.

307.6.2 Devices using wood or fuels other than natural gas or liquefied-petroleum gas. [Added] Fireplaces burning wood or other solid fuel shall be constructed in accordance with the California Building Code. Fires in a fireplace shall be contained within a firebox with an attached chimney equipped with a spark arrestor. The spark arrestor shall meet the requirements of Section 2113.9.2 of the California Building Code. The opening in the face of the firebox shall have an installed and maintained method of arresting sparks.

The burning of wood or other solid fuel in a device is not allowed within 15 feet of combustible structures, unless within a permanent or portable fireplace. Conditions which could cause a fire to spread within 25 feet of a structure or to vegetation shall be eliminated prior to ignition. Fires in devices burning wood or solid fuel shall be in accordance with Sections 305, 307, and 308.

307.6.2.1 Where prohibited. [Added] The burning of wood and other solid fuels shall not be conducted within a fuel modification zone. Wood and other solid fuel burning fires in devices other than permanent fireplaces are not allowed within Wildfire Risk Areas (WRA) and Wildland-Urban Interface Areas (WUI) or in locations where conditions could cause the spread of fire to the WRA or WUI unless determined by the fire code official that the location or design of the device should reasonably prevent the start of a wildfire.

308.1.6.1 Model rockets or similar devices. [Added] A person shall not release or cause to be released a model rocket or similar device, fueled by flammable or combustible liquids or gases, or fueled by solid explosive propellant means.

324 Fuel modification requirements for new construction. [Added] All new structures and facilities adjoining land containing hazardous combustible vegetation shall be approved and in accordance with the requirements of the Orange City Fire Department Guideline, "Vegetation Management Guideline - Technical Design for New Construction Fuel Modification Plans and Maintenance Program."

325 Clearance of brush or vegetation growth from roadways. [Added] The fire code official is authorized to cause areas within 10 feet on each side of portions of highways and private streets which are improved, designed or ordinarily used for vehicular traffic, to be cleared of flammable vegetation and other combustible growth. Measurement shall be from the flow-line or the end of the improved edge of the roadway surfaces.

Exception: Single specimens of trees, ornamental shrubbery or cultivated ground cover such as green grass, ivy, succulents or similar plants used as ground covers, provided that they do not form a means of readily transmitting fire in the opinion of the fire code official.

326 Vegetation management alternate materials and methods. [Added] The fire code official is authorized to require and approve alternate materials and methods to comply with the vegetation management requirements if the fire code official determines that any of the following conditions exist:

1. Difficult terrain.
2. Danger of erosion.
3. Presence of plants included in any state and federal resources agencies, California Native Plant Society and county-approved list of wildlife, plants, rare, endangered and/or threatened species.
4. Stands or groves of trees or heritage trees.
5. Other unusual circumstances that make strict compliance with the clearance of vegetation provisions undesirable or impractical.

Acceptance of alternate materials and methods will be made on a case-by-case basis, and shall not set precedent.

327 Use of equipment. [Added] Except as otherwise provided in this section, no person shall use, operate, or cause to be operated in, upon or adjoining any hazardous fire area any internal combustion engine which uses hydrocarbon fuels, unless the engine is equipped with a spark arrestor as defined in Section 202 and maintained in effective working order, or the engine is constructed, equipped and maintained for the prevention of fire.

Exceptions:

1. Engines used to provide motor power for trucks, truck tractors, buses, and passenger vehicles, except motorcycles, are not subject to this section if the exhaust system is equipped with a muffler as defined in the California Vehicle Code.
2. Turbocharged engines are not subject to this section if all exhausted gases pass through the rotating turbine wheel, there is no exhaust bypass to the atmosphere, and the turbocharger is in good mechanical condition

327.1 Spark arrestors. [Added] Spark arrestors shall comply with Section 202, and when affixed to the exhaust system of engines or vehicles subject to Section 324 shall not be placed or mounted in such a manner as to allow flames or heat from the exhaust system to ignite any flammable material.

328 Development on or near land containing or emitting toxic, combustible or flammable liquids, gases or vapors. [Added] The fire code official may require the submittal for approval of geological studies, evaluations, reports, remedial recommendations and/or similar documentation from a state-licensed and department-approved individual or firm, on any parcel of land to be developed which has, or is adjacent to, or within 1,000 feet of a parcel of land that has an active, inactive, or abandoned oil or gas well operation, petroleum or chemical refining facility, petroleum or chemical storage, or may contain or give off toxic, combustible or flammable liquids, gases or vapors.

329 Restricted entry. [Added] The fire code official shall determine and publicly announce when hazardous fire areas are closed to entry and when such areas are again opened to entry. Entry on and occupation of hazardous fire areas, except public roadways, inhabited areas or established trails and camp sites which have not been closed during such time when the hazardous fire area is closed to entry, is prohibited.

Exceptions:

1. Residents and owners of private property within hazardous fire areas and their invitees and guests going to or being upon their lands may enter when an area is closed if given permission by the fire code official.
2. Entry into closed areas is allowed, in the course of duty, by peace or police officers, and other duly authorized public officers, members of a fire department and members of the United States Forest Service.

501.1 Scope. [Amended] Fire service features for buildings, structures and premises shall comply with this chapter and, where required by the fire code official, the Orange City Fire Department Guideline “Fire Master Plan for Commercial & Residential Development.”

503.2.1 Dimensions. [Amended] Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, 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. Street widths are to be measured from the top face of curb to top face of curb, on streets with curb and gutter, and from flow-line to flow-line on streets with rolled curbs.

503.2.1.1 Hazardous fire areas. [Added] Fire apparatus roads in hazardous fire areas shall have an unobstructed width of not less than 28 feet. The width shall be maintained to an approved point outside of the Hazardous Fire Area.

Exception: When the road serves no more than three dwelling units and the road does not exceed 150 feet in length, the road width may be reduced 24 feet. This length may be increased to 400 feet where serving no more than three dwelling units and all structures accessed from the roadway are protected by automatic fire sprinklers.

503.2.1.2 Divided fire access roads. [Added] Divided fire access roads shall be subject to review and approval by the fire code official. Each lane shall be a minimum width of 14 feet. Lengths and locations of specific divided sections shall be approved by the fire code official.

503.2.5 Dead ends. [Amended] Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus, and shall not exceed 600 feet in length.

503.4 Obstructions of fire apparatus access roads. [Amended] Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established per this Chapter shall be maintained at all times.

503.6 Security gates. [Amended] The installation of security gates across a fire apparatus access road shall be approved by the fire code official. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be equipped with an automatic opening device, listed in accordance with UL 325, in addition to a key opening switch. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F 2200. Vehicle access gates or barriers shall be in accordance with the Orange City Fire Master Plan Guidelines.

503.6.1 Electric gate operator signage. [Added] Where electric gate operators are provided with an automatic opening device, signage shall be placed at ingress and egress side of gate. The sign shall consist of letters having a principal stroke of not less than ½ inch wide and not less than 4 inches high on contrasting, reflective background.

505.1 Address Identification. [Amended] New and existing buildings shall be provided with approved address identification. The identification shall be legible and placed in a position that is

visible from the street or road 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 high with a minimum stroke width of ½ inch for R-3 occupancies. For all other occupancies, the identification shall be a minimum of 8 inches high with a minimum stroke width of 1 inch, and shall be approved by the fire code official. Address numbers shall be illuminated during the hours of darkness. 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.

505.1.1 Building complexes. [Added] Approved diagrammatic representations shall be positioned at all entrances to building complexes. The diagrammatic representations shall show the overall site, location of the viewer, buildings and units and the addresses or unit designations within the complex, and shall be internally or externally illuminated as approved during the hours of darkness.

510.1 Emergency responder communications enhancement systems in new buildings. [Amended] Approved in-building emergency responder communications enhancement system (ERCES) for emergency responders shall be provided in all new buildings. In-building ERCES within the building shall be based upon the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. The ERCES, where required, shall be of type determined by the fire code official and the Orange County Sheriff's Department (OCSD) Technology Division. This section shall not require improvement of the existing public safety communications systems. Notwithstanding the following exceptions, structures of non-combustible construction shall be provided with infrastructure, at construction, to accommodate potential of future requirement.

Exceptions:

1. Where it is determined by the fire code official that the communications coverage system is not needed.
2. In facilities where emergency responder communications coverage is required and such systems, components or equipment required could have a negative impact on the normal operations of that facility, the fire code official shall have the authority to accept an automatically activated emergency responder communications coverage system.
3. Elevators.
4. Structures that are three stories or less without subterranean storage or parking and that do not exceed 50,000 square feet on any single story.
5. Wood-constructed residential structures four stories or less without subterranean storage or parking that are not built integral to an above ground multi-story parking structure.

6. Structures that are three stories or less and do not exceed 50,000 square feet on any single story, including subterranean storage or parking, shall be provided with coverage only in the subterranean areas.
7. Existing buildings or structures, unless required by the fire code official for buildings and structures undergoing extensive remodel and/or expansion.

510.2 Emergency responder communications enhancement system in existing buildings. [Amended] A third-party test report shall be conducted to verify need for coverage, when determined as necessary, at the discretion of the fire code official.

510.4.2.2 Technical criteria. [Amended] The fire code official shall maintain a document, in accordance with the OCSD Technical Division Guideline, providing the specific technical information and requirements for the in-building emergency responder enhancement system. This document shall contain, but not be limited to, the various frequencies required, the location of radio sites, effective radiated power of radio sites, the maximum propagation delay in microseconds, the applications being used and other supporting technical information necessary for system design.

510.5.3 Minimum qualifications of personnel. [Amended] The minimum qualifications of the system designer and lead installation personnel shall be in accordance with the OCSD Technical Division Guideline.

510.5.4 Acceptance test procedure. [Amending only item 7] When an in-building emergency responder enhancement system is required, and upon completion of installation, the building owner shall have the radio system tested to verify that two-way coverage on each floor of the building is not less than 95 percent. The test procedure shall be conducted as follows, or by a method approved by the fire code official:

7. As part of the installation, a spectrum analyzer or other suitable test equipment shall be utilized to ensure spurious oscillations are not being generated by the subject signal booster. This test shall be conducted at the time of installation and subsequent annual inspections by the FCC licensed technician hired by the property owner and an OCSD Technology Division FCC-certified technician.

510.6.1 Testing and proof of compliance. [Amended]

The owner of the building or owner's authorized agent shall have the emergency responder enhancement system inspected and tested annually or when structural changes occur including additions or remodels that could materially change the original field performance tests. Testing shall consist of the following:

1. In-building coverage test as described in Section 510.5.4.
2. Signal boosters shall be tested to ensure that the gain is the same as it was upon initial installation and acceptance.

3. Backup batteries and power supplies shall be tested under load of a period of one hour to verify that they will properly operate during an actual power outage. If within the 1-hour test period the battery exhibits symptoms of failure, the test shall be extended for additional 1-hour periods until the integrity of the battery can be determined.
4. All active components shall be checked to verify operation within the manufacturer's specifications.
5. Systems 10 years or older from the date of installation shall be considered "End of Life" and shall be referred to OCSD Technology Division to initiate replacement or repair in accordance with current requirements.

At the conclusion of the testing, a certification report, which shall verify compliance with Section 510.5.4, shall be submitted by the FCC licensed technician to OCSD Technology Division and the fire code official. Failure to submit to the fire code official shall constitute a violation and will be prosecuted in accordance with Section 113.

If noncompliance is found, the FCC licensed technician will assess improvements necessary and provide such information to OCSD Technology Division and the fire code official. The report shall be submitted to the fire code official within 14 days of failed test.

605.10.2 Automatic and manual operation. [Amended] An automatic emergency stop feature shall be provided in accordance with Sections 605.10.2.1 and 605.10.2.2, and shall be capable of manual operation. The manual valves shall be located in an approved location immediately outside of the machinery room, in a secure metal box or equivalent and marked as "Emergency Controls."

901.6.1.1 Maintenance of smoke alarms in hotels/motels and apartment buildings. [Added] Installation and maintenance of smoke alarms in apartment buildings shall conform to the following:

1. Apartment building owners shall supply, install, test and maintain all required smoke alarms before renting to a new tenant. The amount and types of smoke alarms shall conform to the California Building Code in effect at the time of building construction and requirements for existing buildings.
2. The tenant shall be responsible for testing of all required smoke alarms in accordance with manufacturer instructions in his/her respective dwelling unit. Within 60 days of the first of each year, the owner shall request each tenant for the status of all smoke alarms.
3. Within 10 days of receiving the smoke alarm status request, and in no event later than March 10 of each year, each tenant shall notify the owner, in writing, on a form provided by the owner, of the condition of each required smoke alarm installed in the dwelling unit.
4. Upon receipt of a written notice from a tenant that a smoke alarm is in need of maintenance or replacement, the owner shall perform such maintenance as is necessary within 10 days of receipt of such notification.

5. The hotel/motel or apartment owner shall maintain records of compliance for a period of three years from March 10 of each year.

903.2 Where required. [Amended] Approved automatic sprinkler systems in buildings and structures shall be provided when one of the following conditions exists and in the locations described in Sections 903.2.1 through 903.2.12 and Sections 903.2.14 through 903.2.21, as applicable.

New buildings: Notwithstanding any applicable provisions of Sections 903.2.1 through 903.2.21, all buildings shall be protected throughout by an automatic fire sprinkler system when the total building area exceeds 5,000 square feet in Types I, II, III and IV construction, and 3,000 square feet in Type V construction as defined in the California Building Code, regardless of fire areas or allowable area.

Exceptions:

1. Commercial buildings with areas reduced to less than that requiring fire sprinklers using 3-hour rated fire walls, or greater as determined by code for specified occupancies, constructed in accordance with the California Building Code Chapter 7.

Existing Buildings: Notwithstanding any applicable provisions of this code, an existing building shall be protected throughout by an automatic fire sprinkler system when the building meets the conditions for required automatic fire sprinkler protection throughout, and one or more of the following conditions occurs:

1. An area increase of 33% or more is made to a building, resulting in an area requiring installation of an automatic fire sprinkler system in a new building.

Exception: Buildings housing Group R-3 occupancies shall be protected throughout by an automatic fire sprinkler system when the area of the building is modified, resulting in an area exceeding 5,000 square feet.

2. A change is made to the occupancy classification and use of the building which increases the level of hazard as determined by the fire code official. When the occupancy is changed to an assembly use, the requirements of Section 903.2.1 shall apply.
3. A significant modification is made to the building, or a modification impacting approximately 50% the structural system of the building as determined by the fire code official. A significant modification is considered where the scope of the renovation is such that the Building Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.

903.3.5.3 Hydraulically calculated systems. [Added] The design of hydraulically calculated fire sprinkler systems shall not exceed 90% of the water supply capacity. The capacity shall be calculated using the lowest water supply flow test conducted in accordance with National Fire Protection Association (NFPA) within the last 12 calendar months.

903.4.3 Alarms. [Amended] 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.

Exception: Automatic sprinklers systems protecting one- and two-family dwellings shall be provided with an audible waterflow alarm device, located on the exterior of the building in an approved location, and interconnected with smoke alarms for occupant evacuation notification.

903.4.4 Locking of control valves. [Added] All valves required to be electrically supervised by this section shall also be sealed or locked in the position of normal operation.

904.3.5 Monitoring. [Amended] Where a building fire alarm or monitoring system is installed, automatic fire-extinguishing systems shall be monitored by the building fire alarm or monitoring system in accordance with NFPA 72.

905.4.3 Height of outlet. [Added] The centerline of the 2.5-inch outlet shall be no less than 18 inches and no more than 24 inches above the finished floor.

905.7 Cabinets [Amended] Cabinets containing firefighting equipment, such as standpipes, fire hose, fire extinguishers or fire department valves, shall not be blocked from use or obstructed from view. Class I standpipe outlet enclosures shall not be provided with doors, shall have minimum centerline clearance of 18 inches on all sides facing the standpipe, and minimum of 9-inch clearance between valve and back of opening.

Chapter 11 Construction Requirements for Existing Buildings. Only those sections and subsections as adopted by the State Fire Marshal.

Chapter 25 Fruit and Crop Ripening. [Deleted]

Chapter 26 Fumigation and Insecticidal Fogging. [Deleted]

2808.2 Storage site. [Amended] Storage sites shall be level and on solid ground, elevated soil lifts or other all-weather surface. Sites shall be thoroughly cleaned and approval obtained from the fire code official before transferring products to the site.

2808.3 Size of piles or stacks. [Amended] Piles shall not exceed 15 feet in height, 50 feet in width and 100 feet in length. Stackable products shall not be stacked in excess of 20 feet in height, 50 feet in width and 100 feet in length.

2808.3.1 Increase in pile or stack size. [Amended] Piles or stackable products are permitted to be increased beyond the dimensions in Section 2808.3, provided that a written fire protection plan

is approved by the fire code official. Additional fire protection called for in the plan shall be provided and shall be installed in accordance with this code. The increase of the pile size shall be based upon the capabilities of the installed fire protection system and features. The fire protection plan shall include, but is not limited to, the following:

[Adopt all subsections including the following amendments].

1. The contact information of a responsible person, or persons, shall be provided to the Fire Department and shall be posted at the entrance to the facility for responding units. The responsible party should be available to respond to the business in emergency situation.
4. The potential for spontaneous heating shall be evaluated and provisions made to control the temperature of the piles. Methods for monitoring the internal temperature of the pile shall be provided. Piles shall be rotated when internal temperature readings are in excess of 165 degrees Fahrenheit. New loads delivered to the facility shall be inspected and tested at the facility entry prior to taking delivery. Material with temperature exceeding 165 degrees Fahrenheit shall not be accepted on the site. New loads shall comply with the requirements of this chapter and be monitored to verify that the temperature remains stable.

2808.7 Pile fire protection. [Amended] Automatic sprinkler protection shall be provided in conveyor tunnels and combustible enclosures that pass under a pile. Combustible conveyor systems and enclosed conveyor systems shall be equipped with an approved automatic sprinkler system. Oscillating sprinklers with a sufficient projectile reach are required to maintain a 40% to 60% moisture content and wet down burning/smoldering areas.

2808.9 Material-handling equipment. [Amended] All material-handling equipment operated by an internal combustion engine shall be provided and maintained with an approved spark arrestor. Approved material-handling equipment shall be available for moving wood chips, hogged material, wood fines and raw product during fire-fighting operations.

3208.3.1 Flue space protection. [Amended] Flue spaces required by Table 3208.3 above the first tier of storage in single-, double- or multiple-row rack storage installations shall be equipped with approved protection devices. Devices shall be fabricated of ¼" minimum thickness steel or other approved material and shall extend a minimum of 4 inches above the shelves or cross members when in the mounted position. Such devices shall not be removed or modified.

4104.5 Separation of cooking tents. [Amended] Tents with sidewalls or drops where cooking is performed shall be separated from other tents or membrane structure by not less than 20 feet.

Exceptions:

1. Small tents limited to 100 square feet that are accessory to the cooking operation of the cooking tent and are not occupied by the public.
2. Groups in compliance with Section 4104.5.1.

4104.5.1 Groups of cooking tents. [Amended] Cooking tents shall be permitted to be placed side by side where the following conditions are met:

1. The area of the cooking tents has a maximum area of 700 square feet.
2. Each grouping of tents shall have a fire break clearance of 20 feet.
3. The fire access aisle separating rows of cooking tents has a minimum width of 20 feet.

5003.1.1.1 Extremely Hazardous Substances. [Added] No person shall use or store any amount of extremely hazardous substances (EHS), as defined in 40 CFR part 355.61, in excess of the disclosable amounts (see Health and Safety Code Section 25500 et al.) in a residentially zoned or any residentially developed property.

5004.12 Noncombustible floor. [Amended] Except for surfacing, floors of storage areas shall be of noncombustible, liquid-tight construction.

5601.2.2 Sale and retail display or use. [Amended] Persons shall not construct a retail display nor offer for sale explosives, explosive materials or fireworks on highways, sidewalks, public property or in Group A or E occupancies. The storage, use, sale, possession, and handling of fireworks 1.4G (commonly referred to as Safe & Sane) is permitted under Chapter 8.13 of the Orange Municipal Code. The storage, use, sale, possession, and handling of fireworks 1.3G is prohibited.

Exceptions:

1. Fireworks in accordance with California Code of Regulations, Title 19, Division 1, Chapter 6, see Section 5608.
2. Fireworks 1.4G and fireworks 1.3G may be part of an electrically fired public display when permitted and conducted by a licensed pyrotechnic operator

5601.2.2.1 Permits. [Added] A permit shall be required as set forth in Sections 105.5.63.

5601.7 Seizure. [Amended] The fire code official shall have the authority to seize, take, and remove or cause to be removed or disposed of in an approved manner, at the expense of the owner, explosives, explosive materials, or fireworks offered or exposed for sale, stored, possessed, or used in violation of this chapter.

5608.1 General. [Amended] Outdoor fireworks displays, use of pyrotechnics before a proximate audience and pyrotechnic special effects in motion picture, television, theatrical and group entertainment productions shall comply with California Code of Regulations, Title 19, Division 1, Chapter 6 Fireworks, the Orange City Fire Department Guidelines for Public Fireworks Displays, with the conditions of the permit as approved by the fire code official and this section.

5608.2 Firing. [Added] All fireworks displays shall be electrically fired.

5608.3 Permits. [Added] A permit shall be required as set forth in Sections 105.5.

5608.3.1 Application for Permit. [Added] The application for permit shall include a dimensioned or scaled diagram of the grounds on which the display is to be held showing the point at which the fireworks are to be discharged. The fallout area shall be identified based on 100 feet per inch of shell size. Details shall include, but not be limited to, the location of all buildings, roads, and other means of transportation, the lines behind which the audience will be restrained, the location of all nearby trees, telegraph or telephone line, or other overhead obstructions.

5701.1.1 On-Demand Mobile Fueling. [Added] On-demand mobile fueling of Class I, II, and III liquids into the fuel tanks of vehicles is prohibited.

5704.2.9.6.1 Location where above-ground tanks are prohibited. [Amended] Above-ground tanks shall be prohibited except for the following locations:

1. M-1 or M-2 zones as established by the Planning Division of the City of Orange Community Development Department, and as
2. As approved by the fire code official.

5704.2.11 Underground tanks. [Amended] Underground storage of flammable and combustible liquids in tanks shall comply with Section 5704.2 and Sections 5704.2.11.1 through 5704.2.11.4.2.1, the applicable Sections of Chapter 50, and California Health and Safety Code (H&SC) Ch. 6.7.

Section 5707 On-Demand Mobile Fueling Operations. [Deleted]

Section 5801.1 Scope. [Amended] The storage and use of flammable gases and flammable cryogenic fluids shall be in accordance with this chapter, NFPA 2 and NFPA 55. Compressed gases shall also comply with Chapter 53 and cryogenic fluids shall also comply with Chapter 55. Flammable cryogenic fluids shall comply with Section 5806. Hydrogen motor fuel-dispensing stations and repair garages and their associated above-ground hydrogen storage systems shall also be designed, constructed and maintained in accordance with Chapter 23. Mobile fueling of gaseous and liquid hydrogen, compressed natural gas (CNG), and liquefied natural gas (LNG) into the fuel tanks of vehicles is prohibited.

Exceptions:

1. Gases used as refrigerants in refrigeration systems (see Section 605).
2. Liquefied petroleum gases and natural gases regulated by Chapter 61.
3. Fuel-gas systems and appliances regulated under the California Mechanical Code and the California Plumbing Code other than gaseous hydrogen systems and appliances.
4. Pyrophoric gases in accordance with Chapter 64.

Section 5809 Mobile Gaseous Fueling of Hydrogen-Fueled Vehicles. [Deleted]

6004.2.2.7 Treatment Systems. [Deleted and Replaced] The exhaust ventilation from gas cabinets, exhausted enclosures and gas rooms, and local exhaust systems required in Sections 6004.2.2.4 and 6004.2.2.5 shall be directed to a treatment system. The treatment system shall be utilized to handle the accidental release of gas and to process exhaust ventilation. The treatment system shall be designed in accordance with Sections 6004.2.2.7.1 through 6004.2.2.7.5 and Chapter 5 of the California Mechanical Code.

Exceptions:

1. Highly toxic and toxic gases—storage/use. Treatment systems are not required for toxic gases supplied by cylinders or portable tanks not exceeding 1,700 pounds (772 kg) where all of the following controls are provided:
 - 1.1 A listed or approved gas detection system with a sensing interval not exceeding 5 minutes.
 - 1.2 A listed and approved automatic-closing fail-safe valve located immediately adjacent to cylinder valves. The fail-safe valve shall close when gas is detected at the permissible exposure limit (PEL) by a gas detection system monitoring the exhaust system at the point of discharge from the gas cabinet, exhausted enclosure, ventilated enclosure or gas room. The gas detection system shall comply with Section 6004.2.2.10.

Chapter 80 Referenced Standards

NFPA 13, 2025 Edition, Standard for the Installation of Sprinkler Systems

9.4.3.1 [Amended] When fire sprinkler systems are installed in shell buildings of undetermined use (Spec Buildings) other than warehouses (S occupancies), fire sprinklers of the quick-response type shall be used. Use is considered undetermined if a specific tenant/occupant is not identified at the time the fire sprinkler plan is submitted. Sprinklers in light hazard occupancies shall be one of the following:

1. Quick-response type as defined in 3.3.223.4.16
2. Residential sprinklers in accordance with the requirements of Chapter 12
3. Quick response CMSA sprinklers
4. ESFR sprinklers
5. Standard-response sprinklers used for modifications or additions to existing light hazard systems equipped with standard-response sprinklers
6. Standard-response sprinklers used where individual standard-response sprinklers are replaced in existing light hazard systems

16.12.2 [Amended] The following systems shall not require a fire department connection:

- (1) Buildings located in remote areas that are inaccessible for fire department support
- (2) Large-capacity deluge systems exceeding the pumping capacity for the fire department

16.12.3.1 [Delete and Replace] The FDC shall contain a minimum of two 2 1/2" inlets. The location shall be approved and be no more than 40 feet from a fire hydrant, and at least 40 feet from the building it supplies unless otherwise approved by the fire code official. The size of piping and the number of inlets shall be approved by the fire code official. If acceptable to the water purveyor, it may be installed on the backflow assembly. Fire department inlet connections shall be painted "OSHA safety red." Four 2 1/2" inlets shall be provided when the automatic fire sprinkler system design (including system-supplied fire hose stream demand) requires 500 gpm or greater.

19.1.1.1 [Added] When fire sprinkler systems are required in buildings of undetermined use other than warehouses, they shall be designed and installed to have a fire sprinkler density of not less than that required for an Ordinary Hazard Group 2 use, with no reduction(s) in density or design area. Warehouse fire sprinkler systems shall be designed to Table 21.4.1.2.1 (c) Commodity Class IV, Nonencapsulated. Use is considered undetermined if a specific tenant/occupant is not identified at the time the sprinkler plan is submitted. Where a subsequent use or occupancy requires a system with greater capability, it shall be the responsibility of the occupant to upgrade the system to the required density for the new use or occupancy.

NFPA 13D 2025 Edition, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes

7.1.2 [Delete and Replace] The sprinkler system piping shall not have separate control valves installed unless supervised by a central station, proprietary, or remote station alarm service.

NFPA 14, 2024 Edition, Standard for the Installation of Standpipe and Hose Systems

9.5.1.1 [Amended] Class I and III Standpipe hose connections shall be unobstructed and shall be located not less than 18 inches or more than 24 inches above the finished floor. Class II Standpipe hose connections shall be unobstructed and shall be located not less than 3 feet or more than 5 feet above the finished floor.

NFPA 24, 2025 Edition, Standard for the Installation of Private Fire Service Mains and Their Appurtenances

6.2.8.1 [Added] All indicating valves controlling fire suppression water supplies shall be painted OSHA red.

Exceptions:

1. Brass or bronze valves on sprinkler risers mounted to the exterior of the building may be left unpainted.

6.2.9 [Amended] All connections to private fire service mains for fire protection systems shall be arranged in accordance with one of the following so that they can be isolated:

1. A post indicator valve installed not less than 40 feet from the building.
 - 1.1 For buildings less than 40 feet (12 m) in height, a post indicator valve shall be permitted to be installed closer than 40 feet but at least as far from the building as the height of the wall facing the post indicator valve.
2. A wall post indicator valve.
3. An indicating valve in a pit, installed in accordance with Section 6.4.
4. A backflow preventer with at least one indicating valve not less than 40 feet from the building.
 - 4.1 For buildings less than 40 feet in height, a backflow preventer with at least one indicating valve shall be permitted to be installed closer than 40 feet but at least as far from the building as the height of the wall facing the backflow preventer.
5. Control valves installed in a fire-rated room accessible from the exterior.
6. Control valves in a fire-rated stair enclosure accessible from the exterior.

10.1.5 [Added] All ferrous pipe and joints shall be polyethylene encased per AWWA C150, Method A, B, or C. All fittings shall be protected with a loose, 8-mil polyethylene tube or sheet. The ends of the tube or sheet shall extend past the joint by a minimum of 12 inches and be sealed with 2-inch-wide tape approved for underground use. Galvanizing does not meet the requirements of this section.

Exception: 304 or 316 Stainless Steel pipe and fittings

10.4.3.1 [Amended] Private fire service mains supplying fire protection systems within the building shall be permitted to extend no more than 24 inches, as measured from the outside of the building, under the building to the riser location.

10.4.3.2 [Amended] Where fire service mains enter the building adjacent to the foundation, the pipe may run under a building to a maximum of 24 inches, as measured from the interior face of the exterior wall to the center of the vertical pipe. The pipe under the building or building foundation shall be 304 or 316 stainless steel and shall not contain mechanical joints or it shall comply with 10.4.3.2.1 through 10.4.3.2.4.

Appendices D, E, F, G, I, J, K, L, M and N. [Deleted]

SECTION III:

Severability – Should any sentence, section clause, part or provision of this ordinance be declared invalid, the same shall not affect the validity of the ordinance as a whole or any other part thereof.

SECTION IV:

Savings Clause – Neither the adoption of this ordinance nor the amendment hereby of any other ordinance of this City shall in any manner affect the prosecution for violations of ordinances, which violations were committed prior to the effective date hereof, nor to be construed as a waiver of any license or penalty or the penal provisions applicable to any violation thereof. The provisions of this ordinance, insofar as they are substantially the same as ordinance provisions previously adopted by the City related to the same subject matter, shall be constructed as restatements and continuations, and not as new enactments.

SECTION V:

References to Prior Code – Unless superseded and expressly repealed, references in City forms, documents and regulations to the chapters and sections of former adopted Orange City Fire Code and references relating to Wildland-Urban Interface shall be construed to apply to the corresponding provisions within the 2025 Orange City Fire Code and 2025 Orange City Wildland-Urban Interface Code. Ordinance No. 07-22 of the City of Orange and all other ordinances and parts of ordinances in conflict herewith are hereby superseded and expressly repealed.

SECTION VI:

If any section, subdivision, paragraph, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each section, subdivision, paragraph, sentence, clause and phrase thereof, irrespective of the fact that any one (or more) section, subdivision, paragraph, sentence, clause or phrase had been declared invalid or unconstitutional.

SECTION VII:

The City Clerk is hereby directed to certify the adoption of this Ordinance and cause the same to be published as required by law. This Ordinance shall take effect thirty (30) days from and after the date of its final passage.

ADOPTED this ____ day of _____, 2025.

Daniel R. Slater, Mayor, City of Orange

ATTEST:

Pamela Coleman, City Clerk, City of Orange

APPROVED AS TO FORM:

Nathalie Adourian, City Attorney, City of Orange

STATE OF CALIFORNIA)
COUNTY OF ORANGE)
CITY OF ORANGE)

I, PAMELA COLEMAN, City Clerk of the City of Orange, California, do hereby certify that the foregoing Ordinance was introduced at the regular meeting of the City Council held on the 14th day of October, 2022, and thereafter at the regular meeting of said City Council duly held on the ____ day of _____, 2022, was duly passed and adopted by the following vote, to wit:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:

Pamela Coleman, City Clerk, City of Orange