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WHEREAS, Health and Safety Code Section 17958 and Government Code Section 50022 empower the City to adopt the California Fire Code, and other regulations adopted pursuant to Health and Safety Code Section 17922; and

WHEREAS, the City Council of the City of Rialto wishes to update the rules and regulations governing administration, building, fire protection systems, construction, and systems, processes and uses relating to fire and panic safety, within the City of Rialto; and

WHEREAS, Health and Safety Code Section 17958.7 requires that before making any modifications or changes pursuant to Section 17958.5, the governing body of a city or county shall make expressed finding of local necessity that such modifications or changes are needed; and

I. Climate

A. Weather

1 The weather patterns within Rialto are a factor making the amendments reasonably necessary. Frequent
2 periods of drought and low humidity add to the fire danger and are conducive to fire spread.

3 *B. High Temperature, Low Humidity and Winds*

4 During the summer months, the dry winds and existing vegetation mix to create a hazardous fuel
5 condition, which has resulted in large loss vegetation and structure fires. Summer temperatures can
6 exceed 100 degrees during the months of June, July, August, and September. The area of Rialto is
7 subject to an extremely strong wind condition, commonly referred to as the “Santa Ana” winds. These
8 winds can reach, and many times exceed 90 miles per hour. Extensive damage often occurs during such
9 winds including downed trees, power lines, utility poles, utility service lines and spreads fires rapidly.
10 These adverse conditions cause:

- 11 1. Fires
- 12 2. Impairment of emergency apparatus access
- 13 3. Delays in response times of emergency apparatus
- 14 4. The depletion of apparatus readily available for suppression activities

15 *C. Limited Water Supply*

16 Because of weather patterns, the City of Rialto receives relatively small amounts of precipitation and
17 experiences very low humidity. Due to storage capacities and consumption, and a limited amount of
18 rainfall, future water allocation is threatened. While sound management of the water resources is
19 possible, demands and possible critical depletions on an already stressed water supply are possible. This
20 condition can contribute to uncontrolled fire spread and increased fire growth.

21 Specific amendments to the 2025 Edition of the California Fire Code, contained in Ordinance No.
22 _____ pursuant to this express finding of local necessity are made in accordance with Attachment A.

23 II. Topographical

24 *A. Location on Alluvial Plain*

25 The City of Rialto is situated on an alluvial plain, which during seasons of heavy rains, such as a 100-
26 year storm, provides the potential for heavy flooding. This additional adverse condition can also
27 contribute to the City’s inability to respond to emergency situations requiring response from emergency
28 responders.

1 B. *Topographical Obstructions*

2 Within the City of Rialto, development has occurred and continues to occur, which has resulted in the
3 contribution to increased and at times severe traffic congestion during the area’s peak traffic hours. This
4 development is a combination of residential, commercial, and industrial zoned areas, buildings, and
5 structures. This resulting congestion contributes to the probability of delays in responding emergency
6 personnel and apparatus to fires, emergency medical services and other hazardous conditions. Also,
7 within the jurisdiction of the City of Rialto there are two Interstate freeways, the I-10 and the I-210,
8 which divides the City into three parts (North, Central and South), and three (3) railroads, the former
9 Pacific Electric (East and West), the Metrolink (East and West) and the Union Pacific (East and West).
10 These major systems further create topographical obstructions that cause delays of responding
11 emergency personnel and apparatus during emergency situations.

12 Specific amendments to the 2025 Edition of the California Fire Code, contained in Ordinance No.
13 _____ pursuant to this express finding of local necessity are made in accordance with Attachment A.

14 III. Geological

15 A. *Seismic Hazards*

16 Within the City of Rialto there is one (1) earthquake fault, the “San Jacinto”, and adjacent to the City of
17 Rialto there are four additional faults, The San Andreas, Cucamonga, Chino Central Avenue and San
18 Jose faults. In the event of a severe earthquake, these faults present the potential for catastrophic damage
19 throughout the City, including extensive damage to buildings and infrastructure including water and
20 sewer distribution lines, roadways, bridges and railroad right-of-way, and other impairments that will
21 cause delays of emergency responding personnel and apparatus.

22 Specific amendments to the 2025 Edition of the California Fire Code, contained in Ordinance No.
23 _____ pursuant to this express finding of local necessity are made in accordance with Attachment A.

24 **NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RIALTO DOES**
25 **HEREBY ORDAIN AS FOLLOWS:**

26 **Section 1.** **Incorporation.** The City Council hereby finds that all of the forgoing
27 recitals and the staff presented herewith are true and correct and are hereby incorporated and
28 adopted as findings of the City Council as if fully set forth herein.

Section 2. **Rialto Municipal Code.** Chapter 15.28 of Title 15 of the Rialto Municipal Code is hereby repealed in its entirety. In its place, Chapter 15.28 is added to the Rialto Municipal Code to read as follows:

Chapter 15.28

California Fire Code

Sections:

15.28.020 Definitions

15.28.030 Enforcement

15.28.040 Penalties

15.28.050 Fees

15.28.060 Validity

15.28.070 Administrative and General

15.28.020 Definitions

A. Whenever the word “jurisdiction” is used in the California Fire Code, it shall be held to mean the City of Rialto.

B. Wherever the term “corporation counsel” is used in the California Fire Code, it shall be held to mean the City Attorney of the City of Rialto.

C. Whenever the word “chief” is used, it shall mean the Fire Chief of the City of Rialto.

D. Fire Code Official shall mean the Fire Marshal of the City of Rialto or his/her authorized representative.

15.28.030 Enforcement

The Fire Chief, Fire Code Official, Community Risk Reduction personnel, Building Official, Code Enforcement Official, City Attorney or authorized representative are authorized to enforce all provisions of this Chapter and the referenced technical codes and standards. The Fire Chief shall have the final authority regarding enforcement action within this Chapter.

15.28.040 Penalty

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 guilty of a Misdemeanor, punishable by a fine of not more than \$1,000.00 or by imprisonment not exceeding 180 days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

15.28.050 Fees

Fee schedules for any permits, licenses, plan check, inspections or other related work or services provided by the City of Rialto Fire Department in the application of this Title or Code adopted hereby shall be as established by Resolution of the City Council as the same may be amended from time to time. Reasonable fees, not to exceed actual costs, may be collected by the Fire Chief or duly authorized representative for fire protection planning and fire prevention services included in the Code and in this Ordinance.

15.28.060 Severability and Validity Clause

If any section, subsection, sentence, clause and/or phrase of this Chapter is, for any reason, held to be unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Chapter. The City Council hereby declares that it would have adopted this Chapter, and each Section, subsection, sentence, clause and/or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and/or phrases be declared unconstitutional.

15.28.070 Administrative and General

1. Chapter 1 Section 101.1 Title - is hereby amended to read as follows:

These regulations shall be known as the Fire Code of the City of Rialto, herein after referred to as “this code”.

2. Chapter 1 Section 101.2.1 Appendices – is hereby amended to read as follows:

Provisions in the appendices - Appendix A, B, C, D, H, I, J, N and P, are hereby adopted as part of this code and Sections are deleted, added to, or amended within their individual appendices.

3. Chapter 1 Section 101.4 Severability – is hereby deleted in its entirety:

See Rialto Municipal Code Title 15 Chapter 15.28 Section 15.28.060

4. Chapter 1 Section 101.5 Validity – is hereby deleted in its entirety:

See Rialto Municipal Code Title 15 Chapter 15.28 Section 15.28.060

5. Chapter 1 Section 103.1 Creation of Agency – is hereby amended to read as follows:

103.1 Creation of Agency. The Rialto Fire Department is hereby created and the officials in charge thereof shall be known as the Fire Chief and/or the Fire Code Official. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

6. Chapter 1 Section 104.3 Applications and Permits – is hereby added:

104.3.1 Certificate of Occupancy and/or authorization. The Building Official shall not issue a certificate of occupancy without receiving approval of the Fire Code Official that all life and fire safety features of the occupancy have been inspected, tested, and have received final approval and are in service.

7. Chapter 1 Section 104.8 Liability is deleted in its entirety and a new Section 104.8 Liability is hereby added to read as follows:

104.8 Liability. The Chief, board of appeals, and other individuals charged by the Chief with the control and extinguishment of any fire, the enforcement of this code or any other official duties, acting in good faith and without malice in the discharge of their duties, shall not be personally liable for any damage that may accrue to persons or property as a result of any act or omission in the discharge of their duties. Any suit brought against the Chief or such individual because of such act or omission in the discharge of their duties, or omission performed in the enforcement of any provision shall be defended by this jurisdiction until the conclusion of such proceedings, and any judgement resulting there from shall be assumed by this jurisdiction subject to the provisions of Government Code Section 225.

This code shall not be construed to relieve from or lessen the responsibility of any person owning, operating, or controlling any building or structure for any damages to persons or property caused by defects, nor shall the code enforcement agency or its parent jurisdiction be held as assuming any such liability by reason of the inspections authorized by this code or any permits or certificates issued under this code.

8. Chapter 1 Section 104.10 Fire Investigations – is hereby amended to read as follows:

104.10 Fire Investigation. The fire chief, personnel of the fire department or other responsible and qualified person(s) assigned shall have the authority to investigate the origin, cause and

1 circumstances of any fire, explosion or other hazardous condition including the release of hazardous
2 materials. Information that could be related to trade secrets or processes shall not be made part of the
3 public record, except as directed by a court of law. Fire investigators duly authorized by the Fire Chief
4 to investigate fires, explosions or other hazardous conditions including the release of hazardous
5 materials are peace officers pursuant to California Penal Code Section 830.37 and may carry firearms if
6 trained and maintains minimum standards for peace officer standards and training (POST), as defined by
7 department policy and POST, and authorized in writing by the Fire Chief. Fire investigators are
8 authorized to take immediate charge of all physical evidence relating to the origin, cause and
9 circumstances of all fires, explosions or other hazardous conditions including the release of hazardous
10 materials and are authorized to pursue the investigation to its conclusion.

11 **9. Chapter 1 Section 104.12 Cost Recovery – is hereby added to read as follows:**

12 104.12 Cost Recovery. Fire suppression, investigation, rescue, or emergency medical cost are
13 recoverable in accordance with Health & Safety Code Section 13009 and 13009.1.

14 Any person who negligently or intentionally, or in violation of law, causes an emergency response,
15 including but not limited to, a traffic accident or spill or release of hazardous materials or substances, is
16 liable for the costs of securing such emergency, including those costs set out in Health and Safety Code
17 Section 13009 et seq. and Government Code Section 53150 et seq. Any expenses incurred by the fire
18 department for securing such an emergency situation shall constitute a debt of such person and shall be
19 collectible by the public agency in the same manner as in the case of an obligation under contract,
20 expressed or implied.

21 **10. Chapter 1 Section 105.1.4.1 Emergency Repairs – is hereby added to read as follows:**

22 105.1.4.1 Inspection. Where equipment repair and replacement must be performed the work shall
23 remain uncovered and/or not concealed until inspected unless authorized by the fire code official.

24 **11. Chapter 1 Section 105.3.5 Posting the permit – is hereby amended to read as follows:**

25 105.3.5 Posting the permit. Issued permits shall be kept on the premises designated therein at all
26 times, shall be posted in public view and shall be readily available for inspection by the fire code
27 official.

28 **12. Chapter 1 Section 105.5.60 Pallet Yards – is hereby added to read as follows:**

105.5.55 Pallet Yards. An operational permit is required to store, manufacturer, refurbish or otherwise handle more than 200 cubic feet of plastic or wood pallets on the exterior of any building site.

13. Chapter 1 Section 105.5.56 Fixed Kitchen Hood & Duct Extinguishing Systems is hereby added to read as follows:

105.5.56 Fixed Kitchen Hood & Duct Extinguishing Systems. An operational permit is required to utilize commercial cooking appliances, as defined in Section 606, with a fixed hood and duct extinguishing system.

14. Chapter 1 Section 105.5.57 Electric Vehicle Charging Stations – is hereby added to read as follows:

105.5.57 Electric Vehicle Charging Stations. An operational permit is required for the charging station for electric carts or automobiles.

15. Chapter 1 Section 105.5.58 Bee Keeping – is hereby added to read as follows:

105.5.58 Bee Keeping. Lighted and smoldering material(s) shall not be used in connection with smoking bees in or upon hazardous fire areas (Local Responsible Area – Chapter 49) unless an operational permit has been issued by the Fire Code Official.

16. Chapter 1 Section 106.1 Submittals – is hereby amended to read as follows:

106.1 Submittals. Construction documents and supporting data shall be submitted for each application for a permit and in such form and detail as required by the fire code official. The construction documents shall be prepared by a registered design professional or California licensed contractor where required by statutes of the jurisdiction in which the project is to be constructed.

Exception: The fire code official is authorized to waive the submission of construction documents and supporting data not required to be prepared by a registered design professional or California licensed contractor if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.

17. Chapter 1 Section 108.2 Schedule of permit fees – is hereby amended to read as follows:

108.2 Schedule of permit fees. Where a permit is required, a fee for each permit shall be paid as required prior to issuing the permit, in accordance with the fee schedule of the City of Rialto.

1 **18. Chapter 1 Section 108.4 Work commenced before permit issuance – is hereby amended to**
2 **read as follows:**

3 108.4 Work commenced before permit issuance. A person who commences any work, activity or
4 operation regulated by this code before obtaining the necessary permits shall be subject to the following
5 fines and actions, which shall be in addition to the required permit fees.

6 A. **First offense** – A stop work or cease and desist order will be issued for that work or
7 permit commenced without the required permit. Double permit fees will be assessed
8 for each building or permit required that was commenced prior to permit issuance. If
9 a construction permit, then a complaint will also be filed with California Contractors
10 State License Board.

11 B. **Second offense** – A stop work or cease and desist order will be issued for that work
12 or permit commenced without the required permit. Double permit fees will be
13 assessed for each building or permit required that was commenced prior to permit
14 issuance plus a \$1,000 fine. If a construction permit, then a complaint will also be
15 filed with California Contractors State License Board.

16 C. **Third or subsequent offense** – A stop work or cease and desist order will be issued
17 for that work or permit commenced without the required permit. Double permit fees
18 will be assessed for each building or permit required that was commenced prior to
19 permit issuance and a misdemeanor citation will be issued in accordance with the
20 California Fire Code Chapter 1 Section 113.4.

21 **19. Chapter 1 Section 110.3 Recordkeeping – is hereby amended to read as follows:**

22 110.3 Recordkeeping. A record of periodic inspections, tests, servicing and other operations and
23 maintenance records shall be maintained on the premises or other approved location for not less than 3
24 years, or a different period where specified in this code or referenced standards. Records shall be made
25 available for inspection to the fire code official, and a copy of the records shall be provided to the fire
26 code official on request.

1 The fire code official can require the forms for the maintenance, inspection and testing of fire protection
2 systems and devices pursuant to California NFPA 25 to be filed in electronic format as prescribed by the
3 fire code official.

4 **20. Chapter 1 Section 112 is deleted in its entirety and a new Section 111 is hereby added to**
5 **read as follows:**

6 Section 112 Board of Appeals. Board of appeals when used in the Building Standards Codes,
7 including the California Fire Code shall mean the City Planning Commission. The Board of Appeals is
8 hereby established for each of the Building Standards Codes. Depending on the appeal, specialized
9 expertise may be solicited for the purposes of providing input to the Appeals Board.

10 **21. Chapter 1 Section 113.4 Violation Penalties is hereby amended to read as follows:**

11 113.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to
12 comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in
13 violation of the approved construction documents or directive of the fire code official, or of a permit or
14 certificate used under provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of
15 not more than \$1,000.00 dollars or by imprisonment not exceeding 180 days, or both such fine and
16 imprisonment. Each day that a violation continues after due notice has been served shall be deemed a
17 separate offense.

18 **22. Chapter 1 Section 114.4 Failure to comply – is hereby amended to read as follows:**

19 114.4 Failure to comply. Any person who shall continue any work after having been served with
20 a stop work order, except such work as that person is directed to perform to remove a violation or unsafe
21 condition, shall be subject to fines established in Section 113.4.

22 **23. Chapter 2 Section 202 General Definitions – is hereby added to read as follows:**

23 BED AND BREAKFAST: See Lodging House.

24 MID-RISE BUILDING: A building four or more stories high, but not exceeding 75-feet in height and
25 not defined as a high-rise building by Section 202 of the California Building Code. Measurements shall
26 be made from the underside of the roof or floor above the topmost space that may be occupied to the
27 lowest fire apparatus access road level.

28 **24. Chapter 3 Section 304.1.2 Waste Material – is hereby amended to read as follows:**

304.1.2 Waste Material. Accumulations of wastepaper, wood, hay, straw weeds, litter or combustible or flammable waste or rubbish of any type shall not be permitted to remain on a roof or in any court, yard, vacant lot, alley, parking lot, open space, or beneath a grandstand, bleacher, manufactured home, recreational vehicle or other similar structure.

Exception: Public and private dumping areas that are not presenting a fire hazard to surrounding properties and are approved by the fire code official.

25. Chapter 3 Section 304.1.3 Vegetation – is hereby amended to read as follows:

304.1.3 Vegetation. Weeds, grass, vines, or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in urban-wildfire interface or intermix areas identified by Cal Fires Fire and Resource Assessment Program (FRAP) within the jurisdiction of the City of Rialto Local Responsibility Area defined as very high fire hazard severity zone shall comply with the vegetation clearance requirements of this code and the Public Resources Code 4290 and 4291. The Chief or Fire Code Official may give notice to the owner of the property upon which such condition(s) exist to correct such condition(s). The Chief or Fire Code Official may issue daily penalties for violations pursuant to Section 113.4 and/or may cause the same to be done in accordance with the public nuisance abatement procedures and make the expense of such correction a lien upon the property which such condition(s) exist.

26. Chapter 3 Section 304.4 Utility clearance – is hereby added to read as follows:

304.4 Utility clearance. Persons owning, controlling, operating or maintaining electrical transmission or distribution lines in a hazardous fire area (FRAP-LRA very high fire hazard severity zone) or an area posing an imminent threat to properties as identified by the Chief or Fire Code Official shall have an accepted program in place that identifies the required clearance requirements, poles or towers with equipment and hardware types that have a history of becoming an ignition source, and provides a combustible free space consisting of a minimum clearing of not less 10 feet (3048 mm) each direction from the outer circumference of such pole or tower and lines at all times. The minimum clearing requirements may be larger when directed by other regulations or by the Chief or the Fire Code

1 Official. This program must be submitted annually in the month of April for review to the Fire Code
2 Official.

3 **Exception:** Lines used exclusively as telephone, telegraph, messenger call, alarm transmission or other
4 lines classified as communication circuits by a public utility.

5 **27. Chapter 3 Section 304.5 Clearance of brush or vegetation growth from structures – is**
6 **hereby added to read as follows:**

7 304.5 Clearance of brush or vegetation growth from structures. Persons owning, leasing,
8 controlling, operating, or maintaining buildings or structures in, upon or adjoining hazardous fire areas
9 (FRAP-LRA very high fire hazard severity zone) and persons owning, leasing or controlling land
10 adjacent to such building(s) or structure(s), shall at all times maintain an effective firebreak or fuel
11 modification zone by removing, clearing, or modifying away the combustible vegetation and other
12 flammable materials from areas within 100-feet from such buildings or structures as directed by the Fire
13 Marshal.

14 **28. Chapter 3 Section 304.5.1 Corrective Actions – is hereby added to read as follows:**

15 304.5.1 Corrective actions. The Fire Chief is authorized to give notice to the owner of the
16 property upon which conditions regulated by this section exist to correct such conditions. If the owner
17 fails to correct such conditions, the Fire Chief is authorized to cause the same to be done and make the
18 expense of such correction a lien upon the property where such condition(s) exists.

19 **29. Chapter 3 Section 307.1.1 Prohibited Open Burning – is hereby amended to read as**
20 **follows:**

21 307.1.1 Prohibited Open Burning – Open burning is strictly prohibited within the City of Rialto.

22 **30. Chapter 3 Section 308.1.7 Sky Lanterns is hereby amended to read as follows:**

23 308.1.7 Sky Lanterns. A person shall not ignite, release or cause to be released a sky lantern
24 whether tethered or not.

25 **31. Chapter 3 Section 315.7.2 Distance to lot line – is hereby amended to read as follows:**

26 315.7.2 Distance to lot line. Pallett storage shall not be located within 20 feet (6096 mm) of a lot
27 line or one and half times the height of the pallet whichever is greater.

1 **32. Chapter 3 Section 316.7 Blocked exterior access doors is hereby added to read as follows:**

2 316.7 Blocked exterior access doors for firefighter access. Any blocked exterior door that
3 provides interior access for firefighting operations that is blocked and obstructed from the interior shall
4 place a sign on the exterior of the door indicating that the access door is blocked and not accessible. The
5 sign shall meet the sign requirements outlined within the Rialto Fire Department Signage requirements.

6 **33. Chapter 3 Section 316.8 Dangerous conditions is hereby added to read as follows:**

7 316.8 Dangerous conditions. Fire hazards and dangerous conditions which exists in buildings or
8 upon premises which constitutes a specific life or fire hazard, or where other dangerous conditions are
9 present, the Fire Chief can order the hazards to be abated or remedied.

10 **34. Chapter 5 Section 503.2.1 Dimensions is hereby amended to read as follows:**

11 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less
12 than 26-feet, exclusive of shoulders, except for approved security gates in accordance with Section
13 503.6, and an unobstructed vertical clearance of 14 feet 6 inches (4115 mm). The minimum width of fire
14 apparatus access roadways when the height to the roof or parapet is 30 feet or higher (aerial apparatus
15 requirement) shall be a minimum of 32 feet wide, exclusive of shoulders down one complete side of the
16 building as approved by the fire code official and any obstructions (vertical clearance) of aerial
17 apparatus capabilities to extend ladders along the approved side shall be approved by the fire code
18 official.

19 **35. Chapter 5 Section 503.2.3 Surface is hereby amended to read as follows:**

20 503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the
21 imposed loads of fire apparatus at 75,000 pounds and shall be surfaced to provide all weather driving
22 capabilities. All weather driving capabilities include pavement, concrete, or other approved products or
23 materials as approved by the fire code official. Turf bloc, ritter rings, turf paver and other similar
24 products shall not be used or approved for fire department access surfacing.

25 **36. Chapter 5 Section 503.2.4 Turning Radius is hereby amended to read as follows:**

26 503.2.4 Turning Radius. The required turning radius of fire apparatus access roadways shall be
27 an inside radius of 28 feet and an outside radius of 56 feet.
28

1 **37. Chapter 5 Section 503.2.7 Grade is hereby amended to read as follows:**

2 503.2.7 Grades. The grade of the fire apparatus access roadways shall not exceed 12% grade.

3 **38. Chapter 5 Section 503.6 Security Gates is hereby amended to read as follows:**

4 503.6 Security gates. The installation of security gates across fire apparatus access roadways
5 shall be approved by the fire code official prior to installation. Where security gates are installed, they
6 shall have an approved means of emergency operation. The security gates and the emergency operation
7 shall be operational at all times and if not operational shall be locked in the open position until the
8 emergency operations can be restored. Electric gate operators, where provided, shall be listed in
9 accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and
10 installed to comply with the requirements of ASTM F2200. Gates across fire apparatus access roadways
11 serving multi-family, commercial or industrial buildings shall be automatic and meet the above
12 requirements for electric gate operators, have a Knox key switch for each gate on each side of the gate
13 and a pre-emption device eye installed in both directions at each gate.

14 **39. Chapter 5 Section 505.1 Address identification is hereby amended to read as follows:**

15 505.1 Address identification. New and existing buildings shall be provided with approved
16 address identification. The address shall be legible and placed in a position visible from the street in
17 which it is addressed and be installed on a contrasting background. Address numbering for single family
18 dwellings shall be a minimum of four (4) inches in height, visible from the street and shall be internally
19 illuminated. Address numbering and building identification for multi-family, commercial and industrial
20 buildings shall be a minimum of 12 inches in height, installed on a contrasting background, and be
21 illuminated (if not internally illuminated must be hard wired to an emergency lighting circuit) in the
22 hours of darkness. Commercial and industrial buildings shall place the address on both corners of the
23 building facing the street which it is addressed to. Addressing for commercial and industrial buildings
24 must also have a roof mounted or installed address which is three (3) feet in height, durable enough for
25 the weather conditions which it is exposed and face the street which it is addressed to for law
26 enforcement aerial resource assistance. All address identification shall be maintained at all times and
27 shall be replaced, repaired, or installed to these requirements when missing.

28 **40. Chapter 5 Section 506.2 Key box maintenance is hereby amended to read as follows:**

506.2 Key box maintenance. The operator of the building shall immediately notify the fire code official and provide the new key where a lock is changed or rekeyed. The key to such lock shall be secured in the Knox box. When keys are refused by the occupant/tenant/ or owner they must file a notarized signed letter indicating that they are not volunteering key access for the Knox box and fire department entry and understand that forcible entry will be used in lieu of providing such keys.

41. Chapter 5 Section 506.3 Additional Knox Boxes is hereby added to read as follows:

506.3 Additional Knox Boxes. Multi-tenant commercial occupancies addressed with suite numbers or letters shall install one Knox box for every ten suites of commercial space. This Knox box shall be located at the center of the suites or other approved location by the fire code official. Industrial buildings used for high piled combustible storage or factory uses shall install one Knox box on each side of the building which has required fire department access roadways to the building and one Knox box within ten feet of the main entry doors. The Knox box shall be located at the closest entry door to the center of the building on each required side.

42. Chapter 5 Section 507.1.1 Fire hydrant size and outlets is hereby added to read as follows:

507.1.1 Fire hydrant size and outlets. As determined by the fire code official, the fire hydrant sizes and outlets shall be based on the following:

1. Residential Single-Family Dwelling – One (1) four (4) inch outlet and one (1) 2 ½ inch outlet.
2. Multi-Family, Commercial & Industrial – One (1) four (4) inch outlet and two (2) 2 ½ outlets.

43. Chapter 5 Section 507.5.5 Clear space around fire hydrants and fire protection equipment is hereby amended to read as follows:

507.5.5 Clear space around fire hydrants and fire protection equipment. A five (5) foot (1524 mm) clear and unobstructed space shall be maintained around the circumference of fire hydrants and fire protection systems equipment. Ground cover such as grass or pebble rock is permitted within this space.

44. Chapter 5 Section 508.1 Fire Command Center – General is hereby amended to read as follows:

508.1 Fire command center – general. Where required by other sections of this code and in all buildings classified as high-rise buildings by the occupied floors being located more than 75-feet (23 m) above the lowest level of the fire department vehicle access and in all F-1 and S-1 occupancies with a building footprint greater than 200,000 square feet, a fire command center for fire department operations shall be provided and shall comply with Sections 508.1.1 through 508.1.8.

45. Chapter 5 Section 508.1.3 Size of Fire Command Center is here by amended to read as follows:

Section 508.1.3 Size of Fire Command Center. The fire command center shall be not less than 0.015 percent of the total building area of the facility served or 200 square feet (19 m²) in area, whichever is greater, with a minimum dimension of 0.7 times the square root of the room or area or 10 feet (3048 mm), whichever is greater.

Where a fire command center is required for Group F-1 and S-1 occupancies with a building footprint greater than 200,000 square feet, the fire command center shall have a minimum size of 96 square feet (9 m²) with a minimum dimension of 8 feet (2438 mm) where approved by the fire code official.

46. Chapter 5 Section 509.3 Main Control Room Fire Protection Systems is hereby added to read as follows:

Section 509.3 Main Control Room Fire Protection Systems. When automatic fire sprinkler systems or automatic fire alarm systems are installed in buildings constructed for multiple tenants and the systems protect multiple tenant spaces, the main controls and control appurtenances, such as risers, fire alarm control panels, and valves for such systems shall be located together in an attached or interior room, or an approved weather resistant enclosure with at least one exterior access door of not less than 3'0" by 6'8" providing direct access to the equipment from the exterior.

47. Chapter 6 Section 603.4.1 Electrical Room Marking is hereby amended to read as follows:

Section 603.4.1 Electrical room marking. Electrical room exterior signage shall be in compliance with the Rialto Fire Department signage requirements.

48. Chapter 9 Section 901.4.7.2 Marking on access doors is hereby amended to read as follows:

901.4.7.2 Marking on access doors. Access doors for automatic sprinkler system riser rooms and fire pump rooms shall be labeled with approved signs per Rialto Fire Department signage requirements.

49. Chapter 9 Section 901.6.3 Records is here by amended to read as follows:

Section 901.6.3 Records. Records of all system inspections, tests, and maintenance required by the referenced standards shall be submitted electronically as directed by the fire code official and maintained on-site in fire sprinkler riser room or fire alarm control panel room(s). Records of inspections, tests and maintenance shall be protected from the weather elements.

50. Chapter 9 Section 903.1.2 Additions, alterations and relocations is hereby added to read as follows:

Section 903.1.2 Additions, alterations, and relocations. In every building or structure, hereafter constructed, erected or moved onto a property which exceeds a total floor area of five-thousand (5,000) square feet or greater, regardless of separation walls as outlined in the California Building Code, and any structure hereafter remodeled, rebuilt or renovated where such area increase causes such structure to exceed a total floor area of five-thousand (5,000) square feet or greater, regardless of fire walls as outlined in the California Building Code shall install an automatic fire sprinkler system in accordance with the applicable NFPA standards for automatic fire sprinkler systems.

51. Chapter 9 Section 903.1.3 Approved automatic fire sprinkler systems in new buildings and structures is hereby added to read as follows:

Section 903.1.3 Approved automatic fire sprinkler systems in new buildings and structures. Unless required to be provided with an automatic fire sprinkler system less than 5,000 square feet by other section of this code and/or the California Building Code all new buildings with a total floor area of 5,000 square feet or greater shall be provided with an automatic fire sprinkler system. Fire walls and/or barriers shall not be used or considered for the purpose of creating separate fire areas or separate buildings of less than 5,000 square feet.

52. Chapter 9 Section 903.2.1.1 (1) Group A Occupancy is hereby amended to read as follows:

Section 903.2.1.1 (1) Group A occupancy fire areas. The fire area exceeds 5,000 square feet (1115 m²).

53. Chapter 9 Section 903.2.1.3 (1) Group A-3 occupancy is hereby amended to read as follows:

Section 903.2.1.3 (1) Group A-3 occupancy fire area. The fire area exceeds 5,000 square feet (1115 m²).

54. Chapter 9 Section 903.2.1.4 (1) Group A-4 occupancy is hereby amended to read as follows:

Section 903.2.1.4 (1) Group A-4 occupancy fire area. The fire area exceeds 5,000 square feet (1115 m²).

55. Chapter 9 Section 903.2.2 Group B occupancy is here added to read as follows:

Section 903.2.2 B fire area. The fire area exceeds 5,000 square feet (1115 m²).

56. Chapter 9 Section 903.2.3 (1) Group E occupancy is hereby amended to read as follows:

Section 903.2.3 (1) Group E occupancy fire area: The fire area exceeds 5,000 square feet (1115 m²).

57. Chapter 9 Section 903.2.4 (1) Group F-1 occupancy is hereby amended to read as follows:

Section 903.2.3 (1) Group F-1 occupancy fire area: The fire area exceeds 5,000 square feet (1115 m²).

58. Chapter 9 Section 903.2.7 (1) Group M occupancy is hereby amended to read as follows:

Section 903.2.7 (1) Group M occupancy fire area. The fire area exceeds 5,000 square feet (1115 m²).

59. Chapter 9 Section 903.2.9 (1) Group S-1 occupancy is hereby amended to read as follows:

Section 903.2.9 (1) Group S-1 occupancy fire area. The fire area exceeds 5,000 square feet (1115 m²).

60. Chapter 9 Section 903.2.10 (1) Group S-2 occupancy is hereby amended to read as follows:

Section 903.2.10 (1) Group S-2 occupancy fire area. Where the fire area of the enclosed parking garage, in accordance with Section 406.6 of the California Building Code, exceeds 5,000 square feet (1115 m²).

61. Chapter 9 Section 903.3.5.3 - 10% safety margin is hereby added to read as follows:

Section 903.3.5.3 - 10% safety margin. Water supply systems and fire protection systems shall be designed to 90% of the available static and residual pressures allowing for a 10% safety margin in design and water supply fluctuations.

62. Chapter 9 Section 903.3.8.5.1 Calculations – is hereby added to read as follows:

Section 903.3.8.5.1 Calculations. The design of hydraulically calculated fire sprinkler systems shall not exceed 90% of the water supply capacity.

63. Chapter 9 Section 904.3.5 Monitoring is hereby amended to read as follows:

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

64. Chapter 9 Section 907.2.7.1.1 Occupant Notification multi-tenant spaces is hereby added to read as follows:

Section 907.2.7.1.1 Occupant notification multi-tenant spaces. Occupant notification by a single audio/visual alarm device shall be required in all new multi-tenant buildings and existing building tenant spaces performing tenant improvements of that space that require a building permit where the automatic fire sprinkler bell cannot be heard within that tenant space.

65. Chapter 9 Section 907.8 Inspection, testing and maintenance is hereby amended to read as follows:

Section 907.8 Inspection, testing and maintenance. The maintenance and testing schedules and procedures for fire alarm and fire detection systems shall be in accordance with Sections 907.8.1 through 907.8.4 and NFPA 72. Records of inspection, testing and maintenance shall be submitted electronically as directed by the fire code official and maintained on-site in fire sprinkler riser room or fire alarm control panel room. Records of inspections, tests and maintenance shall be protected from the weather elements.

66. Chapter 9 Section 912.4.2 Clear space around fire department connections is hereby amended to read as follows:

Section 912.4.2 Clear space around fire department connections. A working space of not less than 60 inches in width, 60 inches in depth and 78 inches in height shall be provided and maintained in front of and to the sides of new and existing fire department connections unless otherwise approved by the fire code official for existing conditions only that would prevent compliance with this section.

67. Chapter 9 Section 912.5 Signs is hereby amended to read as follows:

Section 912.5 Signs. Signage for all fire protection systems shall be in accordance with the requirements of the Rialto Fire Department signage requirements.

68. Chapter 33 Section 3305.4 Open Burning is hereby amended to read as follows:

Section 3305.4 Open burning. Open burning is strictly prohibited.

69. Chapter 33 Section 3307.1 Required access is hereby amended to read as follows:

Section 3307.1 Required access. Fire apparatus access roads shall be provided to within 150 feet of all portions of the exterior walls of the first floor and shall be designed and maintained to support the imposed loads of fire apparatus at 75,000 pounds to provide all weather driving capabilities. All weather driving capabilities include pavement, concrete, or other approved products or materials as approved by the fire code official. Turf bloc, ritter rings, turf paver and other similar products shall not be used for fire department access surfacing.

70. Chapter 33 Section 3307.2.1 Combustible building materials is hereby amended to read as follows:

Section 3307.2.1 Combustible building materials. When combustible building materials of the building under construction are delivered to a site, a minimum fire flow of 1,000 GPM at 20 PSI shall be provided. The fire hydrant used to provide this fire-flow supply shall be within 300 feet of the combustible building materials, as measured along an approved fire apparatus access roadway. Where the site configuration is such that one fire hydrant cannot be located within 300 feet of all combustible building materials, additional fire hydrants shall be required to provide coverage in accordance with this section.

71. Appendix B Table B105.2 Required Fire Flow for Buildings Other than One-and two-family dwellings, Group R-3 and R-4 buildings and townhouses is hereby amended to read as follows:

Automatic Fire Sprinkler System (Design Standard)	Minimum Fire Flow (gallons per minute)	Flow Duration (hours)
No automatic fire sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2)

Section 903.3.1.1 of the California Fire Code	50% of the value in Table B105.1(2)	Duration in Table B105.1(2) at the reduced flow rate
Section 903.3.1.2 of the California Fire Code	50% of the value in Table B105.1(2)	Duration in Table B105.1(2) at the reduced flow rate

Footnote:

1. The reduced rate shall not be less than 1,500 GPM at 20 PSI for two hours.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RIALTO DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

Section 1: The City of Rialto establishes the modifications to the 2025 Edition of the California Fire Code, as outlined in Ordinance No. 1706 because of local climate, geological, and topographical conditions as described in the recitals within this Ordinance.

Section 2: The amendments are necessary to protect life, property and to deal with high fire hazards, limited water supplies, built in fire protection such as automatic fire sprinklers systems, and the storage, handling, and use of hazardous materials.

Section 3: A copy of this Ordinance and Amendments shall be forwarded to the California Building Standards Commission.

Section 4: A copy of the Ordinance shall be incorporated and filed with the City Clerk's Office.

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PASSED, APPROVED AND ADOPTED this day of 2025

JOE BACA, Mayor

ATTEST:

BARBARA A. McGEE, City Clerk

APPROVED AS TO FORM:

ERIC S. VAIL, City Attorney

1 **STATE OF CALIFORNIA**)
2 **COUNTY OF SAN BERNARDINO**) ss
3 **CITY OF RIALTO**)

4 I, Barbara A. McGee, City Clerk of the City of Rialto, do hereby certify that the foregoing
5 Ordinance No. was duly passed and adopted at a regular meeting of the City Council of the City of
6 Rialto held on the day of 2025.

7 Upon motion of Council Member, seconded by Council Member, the foregoing Ordinance
8 No. was duly passed and adopted.

9 Vote on the motion:

10 AYES:

11 NOES: None

12 ABSENT: None

13 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
14 Rialto this day of , 2025.

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17 _____
18 BARBARA A. MCGEE, City Clerk
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