

ORDINANCE NO. 2025-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, AMENDING TITLE 5: BUILDING AND STRUCTURES, SECTION 5-1, 5-1.1, 5-1.3 AND ADDING SECTION 5-1.4. TITLE 7: FIRE PROTECTION AND PREVENTION OF THE COSTA MESA MUNICIPAL CODE TO ADOPT BY REFERENCE THE 2025 CALIFORNIA BUILDING STANDARDS CODE INCLUDING SPECIFIED APPENDICES AND LOCAL AMENDMENTS, AND ADOPTING THE ORANGE COUNTY GRADING AND EXCAVATION CODE AND ASSOCIATED SUPPLEMENTS THERETO, AND REPEALING THE ADOPTION OF THE 2022 EDITIONS OF THE CALIFORNIA CODES WITH THE EFFECTIVE DATE OF JANUARY 1, 2026

THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA DOES HEREBY ORDAIN AS FOLLOWS:

Section 1.

TITLE 5 BUILDINGS AND STRUCTURES

The following sections of Title 5 of the Costa Mesa Municipal Code are hereby amended to read as follows:

5-1 Construction Codes Adopted.

For the purpose of prescribing regulations for erecting, construction, enlargement, alteration, repair, improving, removal, conversion, demolition, occupancy, equipment use, height, and area of buildings and structures, the following construction codes subject to the modifications set forth in this Chapter, are hereby adopted. The California Building Code, 2025 Edition, based on the 2024 International Building Code as published by the International Code Council, including Chapter 1, Division II. The California Residential Code, 2025 Edition, based on the 2024 International Residential Codes published by the International Code Council, including Chapter 1, Division II; including Appendix AX Swimming Pool Safety Act. The 2025 California Fire Code based on the 2024 International Fire Code. The 2025 California Green Building Standards Code. The 2025 Existing Building Code, based on the 2024 International Existing Building Code. The 2025 California Wildland-Urban Interface Code, based on the 2024 International Wildland-Urban Interface Code. The 2021 International Swimming Pool & Spa Code. The California

Plumbing Code, 2025 Edition, based on the 2024 Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials. The California Mechanical Code, 2025 Edition, based on the 2024 Uniform Mechanical Code as published by the International Association of Plumbing and Mechanical Officials. The California Electrical Code, 2025 Edition, based on the 2023 National Electrical Code as published by the National Fire Protection Association. The California Energy Code, 2025 Edition, based on the 2024 International Energy Conservation Code. The International Property Maintenance Code, 2024 Edition, as published by the International Code Council. The Uniform Code for the Abatement of Dangerous Buildings, 2021 Edition, as published by the International Code Council. For the purpose of prescribing regulations for grading and excavation, the Orange County Grading and Excavation Code will be hereby adopted, in addition, to Appendix “J” of the 2025 California Building Code and the more restrictive provisions of the two will prevail. The provisions of these Construction Codes as amended by this chapter shall constitute the Building Regulations of the City of Costa Mesa. Where the California Code of Regulations and State Building Standards Code of Regulations differ from any sections of the Construction Codes, State regulations shall prevail over the Construction Codes.

One (1) copy of all the above codes and standards therefore are on file in the office of the building official pursuant to Health and Safety Code section 18942(d)(1) and are made available for public inspection.

Notwithstanding the provisions of the above-referenced construction codes, all fees for services provided pursuant to the construction codes shall not take effect until a resolution for such fees is adopted by the City Council pursuant to California Government Code sections 66016 and 66020.

5-1.1 Amendments to the 2025 California Building Code.

The following amendments to the California Building Code shall apply in the City:

- a) Administration. Division II of Chapter 1, entitled "Scope and Administration", is applicable in the City.
- b) Revision. Insert City of Costa Mesa into the text as the name of jurisdiction in Section 101.1.
- c) Section 101.4 is deleted in its entirety (including sections 101.4.1, 101.4.2, 101.4.3, 101.4.4, 101.4.5, 101.4.6 and 101.4.7), and replaced with the following:
"101.4. Referenced Codes. The California Codes listed in Section 5-1 of this Ordinance shall be considered part of the requirements of this code to the extent of each such reference.
- d) Section 105.2 is revised by amending exception 2, 9, and adding 14 as follows:
 - 2. Wood, Steel, Vinyl, or Iron fences not over 6 feet in height. Stucco, concrete, and masonry brick fences not over 3 feet high.
 - 9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 18 inches (457.2 mm) deep, do not exceed 5,000 gallons (18,927.059L) and are installed entirely above ground.
 - 14. Decks not exceeding 200 square feet (18.58 m²) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.2.
- e) Board of Appeals. Section 113.3 is amended to provide as follows:

Board of Appeals, when used in the Building Standards Codes shall mean the City Planning Commission. The Board of Appeals is hereby established for each of the Building Standards Codes. Depending on the subject of the appeal, specialized expertise may be solicited for the purpose of providing input to the Appeals Board.

- f) Table 1505.1 is amended, by the deletion of Table 1505.1 and the addition of a new Table 1505.1 thereto, to read as follows:

TABLE 1505.1 ^a
MINIMUM ROOF COVERING CLASSIFICATIONS
TYPES OF CONSTRUCTION

IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
B	B	B	B	B	B	B	B	B

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m².

- a. Unless otherwise required in accordance with Part 7, California Wildland Urban Interface Code (WUI)

1505.1.2 Roof coverings within all other areas other than Fire Hazard Severity Zones or Wildland -Urban Interface (WUI). The entire roof covering of every existing structure where more than fifty 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class B.

Section 1505.4 is amended, by the deletion of the entire section.

Section 1505.5 is amended, by the deletion of the entire section.

Section 1807.1.6 is amended to read as follows:

1807.1.6 Prescriptive design of concrete and masonry foundation walls. Concrete and masonry foundation walls that are laterally supported at the top and bottom shall be permitted to be designed and constructed in accordance with this section. Prescriptive design of foundation walls shall not be used for structures assigned to Seismic Design Category D, E or F.

5-1.3. Amendments to the 2015 California Residential Code.

Pursuant to the Assembly Bill 130 (AB 130), effective from October 1, 2025, through June 1, 2031, no new amendments are proposed for to the California Residential Code. The existing amendments shall remain in effect as currently adopted.

(a) Amend item number 2” in section R105.2, Work exempt from permit, as follows:

2. Wood, Steel, Vinyl, or Iron fences not over 6 feet in height. Stucco, concrete, and masonry brick fences not over 3 feet high.

(b) Table R301.2, is revised to read as follows:

TABLE R301.2 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA												
Ground Snow Load ^a	WIND DESIGN				Seismic Design Category ^f	SUBJECT TO DAMAGE FROM			Ice Barrier Underlayment Required ^h	Flood Hazards ^g	Air Freeze Index ⁱ	Mean Annual Temp ^j
	Speed ^d (mph)	Topographic Effects ^k	Special Wind Region ^l	Windborne Debris Zone ^m		Weathering ^a	Frost Line Depth ^b	Termite ^c				
Zero	95	No	No	No	D ² or E	Negligible	No	Very Heavy	No	No	Zero	60
MANUAL J DESIGN CRITERIAⁿ												
Elevation	Altitude Correction Factor ^e	Coincident Wet Bulb		Indoor Winter Design Relative Humidity		Indoor Winter Design Dry-Bulb Temperature		Outdoor Winter Design Dry-Bulb Temperature		Heating Temperature Difference		
98	1.0	69		-		70		43		27		
Latitude	Daily Range	Summer Design Grains		Indoor Summer Design Relative Humidity		Indoor Summer Design Dry-Bulb Temperature		Outdoor Summer Design Dry-Bulb Temperature		Cooling Temperature Difference		
34	Low	23		50% RH		75		85		10		

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

- a. Where weathering requires a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code, the frost line depth strength required for weathering shall govern. The weathering column shall be filled in with the weathering Index, “negligible,” “moderate” or “severe” for concrete as determined from Figure R301.2(1). The grade of masonry units shall be determined from ASTM C34, ASTM C55, ASTM C62, ASTM C73, ASTM C90, ASTM C129, ASTM C145, ASTM C216 or ASTM C652.

- b. Where the frost line depth requires deeper footings than indicated in Figure R403.1(1), the frost line depth strength required for weathering shall govern. The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.
- c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
- d. The jurisdiction shall fill in this part of the table with the wind speed from the ultimate design wind speeds map [Figure R301.2(2)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- e. The jurisdiction shall fill in this section of the table to establish the design criteria using Table 10A from ACCA Manual J or established criteria determined by the jurisdiction.
- f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
- g. The jurisdiction shall fill in this part of the table with: the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas); and the title and date of the currently effective Flood Insurance Study or other flood hazard study and maps adopted by the authority having jurisdiction, as amended.
- h. In accordance with Sections R905.1.2, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part at the table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."
- i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99 percent) value on the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)."
- j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)."

- k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
 - l. In accordance with Figure R301.2(2), where there is local historical data documenting unusual wind conditions, the jurisdiction shall fill in this part of the table with "YES" and identify any specific requirements, Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
 - m. In accordance with Section R301.2.1.2 the jurisdiction shall indicate the wind-borne debris wind zone(s). Otherwise, the jurisdiction shall indicate "NO" In this part of the table.
 - n. The jurisdiction shall fill in these sections of the table to establish the design criteria using Table 1a or 1b from ACCA Manual J or established criteria determined by the jurisdiction.
 - o. The jurisdiction shall fill in this section of the allowable stress design table using the Ground Snow Loads in Figure R301.2(3).
- (c) Section R902.1 is amended by revising it to allow only class A or B roofs as follows:
- R902.1 Roofing covering materials.** Roofs shall be covered with materials as set forth in Sections R904 and R905. A minimum Class A or B roofing shall be installed in areas designated by this section. Class A or B roofing required by this section to be listed shall be tested in accordance with UL 790 or ASTM E 108.

Exceptions:

- 1. Class A roof assemblies include those with coverings of brick, masonry and exposed concrete roof deck.
- 2. Class A roof assemblies also include ferrous or copper shingles or sheets, metal sheets and shingles, clay or concrete roof tile, or slate installed on noncombustible decks.

3. Class A roof assemblies include minimum 16 oz/ft² copper sheets installed over combustible decks.

- (d) Section R902.1.3 is amended by revising it to require a minimum Class B as follows:

R902.1.2 Roof coverings within all other areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class B.

- (e) Section R902.2, first paragraph is amended by revising it to allow only class A or B treated wood roofs as follows:

R902.2 Fire-retardant-treated shingles and shakes. Fire-retardant-treated wood shakes and shingles are wood shakes and shingles complying with UBC Standard 15-3 or 15-4 which are impregnated by the full-cell vacuum-pressure process with fire-retardant chemicals, and which have been qualified by UBC Standard 15-2 for use on Class A or B roofs.

Fire-retardant-treated wood shakes and shingles shall comply with ICC-ES EG107 and with the weathering requirements contained in Health and Safety Code section 13132.7(j). Each bundle shall bear labels from an ICBO accredited quality control agency identifying their roof-covering classification and indicating their compliance with ICC-ES EG107 and with the weathering requirements contained in Health and Safety Code section 13132.7(j).

Health and Safety Code section 13132.7(j) No wood roof covering materials shall be sold or applied in this state unless both of the following conditions are met:

- (1) The materials have been approved and listed by the State Fire Marshal as complying with the requirements of this section.

- (2) The materials have passed at least five years of the 10-year natural weathering test. The 10-year natural weathering test required by this subdivision shall be conducted in accordance with Standard 15-2 of the 1994 Edition of the Uniform Building Code at a testing facility recognized by the State Fire Marshal.

Section 5-1.4 of Chapter I, Title 5, of the Costa Mesa Municipal Code is hereby added to read as follows:

Sec. 5-1.4 Adoption of the Orange County Grading and Excavation Code.

Orange County Grading and Excavation Code adopted with modifications. The Orange County Grading and Excavation Code is hereby adopted with modifications.

Sec. 5-1.4.1 Amendments to the Orange County Grading and Excavation Code.

Article 8 of Title 7 of the Codified Ordinances of the County of Orange, including the Grading Manual, is adopted in its entirety, except that section 7-1-805(i) and 7-1-805(l) are modified as follows:

Section 7-1-805(i) (i). A fill less than one (1) foot in depth which (1) is placed on a natural grade with a slope less steep than five horizontal to one vertical (5:1), (2) does not exceed twenty (20) cubic yards on any one lot and (3) does not obstruct a drainage course. This does not exempt the project proponent from submitting a compaction report, to the Building Official, for review and approval, on the fill placed.

Section 7-1-805(l). A fill less than three (3) feet in depth for a landscape planter, which does not exceed twenty (20) cubic yards on any one lot and does not obstruct a drainage course.

Section 2.

TITLE 7 FIRE PROTECTION AND PREVENTION

Section 7-14 and 7-15 of Chapter II, Title 7, of the Costa Mesa Municipal Code are hereby amended to read as follows:

Chapter II. – FIRE PREVENTION

Sec. 7-14. Adoption of the California Fire Code and the California Wildland-Urban Interface Code.

California Fire Code and California Wildland-Urban Interface Code Adopted with Modifications.

The 2025 California Fire Code and the 2025 California Wildland-Urban Interface Code, as published by the International Code Council and as adopted and amended by the California Building Standards Commission and the Office of the State Fire Marshal, are adopted by reference, except as further amended in this title. Only those sections, appendices, and referenced standards adopted by the Office of the State Fire Marshal are adopted by reference unless expressly adopted or amended herein. Additional local modifications are set forth in this title, and the required findings supporting those modifications have been adopted and filed. Copies of these codes are on file in the Office of the City Clerk. These codes may be cited as the “Fire Code” and the “Wildland-Urban Interface Code” of the City of Costa Mesa.

Sec. 7-15 Amendments to the 2025 California Fire Code

Chapter 1

Scope and Administration

Chapter 1 Scope and Administration is adopted in its entirety, except that Sections 104.7, 105.5.19 through 105.5.21, and 105.5.34 are deleted; Section 105.6.1.1 is added; and Sections 101.1, 101.3, 105.5.18(10), 105.5.18(11), and 112.4 are amended as follows:

Section 101.1 Title is hereby amended as follows:

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

Section 103.1 Creation of agency is hereby amended as follows:

103.1 Creation of agency. The Costa Mesa Fire and Rescue Department (CMFR) is hereby created and the official in charge 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.

Section 105.5.18 Flammable and combustible liquids is hereby amended as follows:

105.5.18 Flammable and combustible liquids. 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.

Section 105.6.1.1 Private Fire Underground System is hereby added as follows:

105.6.1.1 Private Fire Underground System. A separate construction permit is required for the installation or modification of private fire underground system. Maintenance performed in accordance with this code is not considered to be a modification and does not require a permit.

Section 106.1 Submittals is hereby amended as follows:

106.1 Submittals. Construction documents and supporting data shall be submitted with 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 where required by the statutes of the jurisdiction in which the project is to be constructed.

Section 106.4 Retention of construction documents is hereby amended as follows:

106.4 Retention of construction documents. One set of construction documents shall be retained by the fire code official for a period of not less than 180 days from date of completion of the permitted work, or as required by state or local laws. An approved digital set of construction documents shall be made available to the applicant, and a printed copy of said set shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress.

Section 113.4 Violation penalties is hereby amended as follows:

113.4 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 guilty of a misdemeanor as provided in Section 1-33 of the Costa Mesa Municipal Code. Each day that a violation continues after due notice has been served shall be deemed a separate

offense.

Chapter 2

Definitions

Chapter 2 Definitions is adopted in its entirety without amendment.

Chapter 3

General Requirements

Chapter 3 General Requirements is adopted in its entirety, except that Sections 311.5 through 311.5.5 and 318 are deleted; Sections 305.6, 305.7, and 307.6 through 307.6.2 are added; and Sections 307 and 308.1.7 are amended as follows:

Section 305.6 Hazardous Conditions is hereby added as follows:

305.6 Hazardous conditions. Outdoor fires burning wood or other solid fuel are not allowed when any of the following conditions applies:

1. When predicted sustained winds exceed 8 MPH and relative humidity is less than 25%, or a red flag condition has been declared when an official sign was caused to be posted by the fire code official, or a public announcement is made.
2. No outdoor fires using any fuel type are permitted when predicted sustained winds exceed 20 MPH or when such fires present a hazard as determined by the fire code official.

Section 305.7 Disposal of rubbish is hereby added as follows:

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

Section 307 Open Burning, Recreational Fires and Portable Outdoor Fireplaces is hereby amended as follows:

307 Open Burning, Recreational Fires, Fire Pits, Fire Rings, and Portable Outdoor Fireplaces

Section 307.6 Outdoor Fireplaces, Fire Pits, Fire Rings, or similar devices used at Group R Occupancies is hereby added as follows:

307.6 Outdoor Fireplaces, Fire Pits, Fire Rings, or similar devices used at Group R Occupancies. Outdoor fireplaces, fire pits, fire rings, or similar exterior devices used at Group R occupancies shall comply with this section.

Exception: Barbeques, grills, and other portable devices intended solely for cooking.

Section 307.6.1 Gas-fueled devices is hereby added as follows:

307.6.1 Gas-fueled devices. Outdoor fireplaces, fire pits and similar devices fueled by natural gas or liquefied-petroleum gas are allowed when approved by the Building Department and the device is designed to only burn a gas flame and not wood or other solid fuel. At R-3 occupancies, combustible construction and vegetation shall not be located within three feet of an atmospheric column that extends vertically from the perimeter of the device. At other R occupancies, the minimum distance shall be ten feet. Where a permanent Building Department approved hood and vent is installed, 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 a spark arrester as defined in Section 202.

Section 307.6.2 Devices using wood or fuels other than natural gas or liquefied-petroleum gas is hereby added as follows:

307.6.2 Devices using wood or fuels other than natural gas or liquefied-petroleum gas. Permanent outdoor fireplaces burning wood or other solid fuel shall be constructed in accordance with the California Building Code with clearance from combustible construction and building openings as required therein. Fires in a fireplace shall be contained within a firebox with an attached chimney. 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 25 feet of combustible structures unless within an approved permanent 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.

Exceptions:

1. Portable fireplaces and fire rings/pits equipped with a device to arrest sparks shall be located at least 3' from combustible construction at R-3 occupancies,
2. Portable fireplaces, and fire pits/rings equipped with a device to arrest sparks, shall be located at least 15 feet from combustible structures at other R occupancies.

Section 308.1.7 Sky lanterns is hereby amended as follows:

308.1.7 Sky lanterns. A person shall not ignite, release, or cause to be released a sky lantern.

Chapter 4

Emergency Planning and Preparedness

Chapter 4: Emergency Planning and Preparedness is adopted in its entirety without amendment.

Chapter 5

Fire Service Features

Chapter 5 Fire Service Features is adopted in its entirety, except that Section 510.2 is deleted, and Sections 503.2 and 510.1 are amended as follows:

Section 503.2 Specifications is hereby amended as follows:

503.2 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8 and the Costa Mesa Fire & Rescue Department Plan Submittal Checklist Specifications.

Section 510.1 Emergency responder radio coverage in new buildings is hereby amended as follows:

510.1 Emergency responder communications enhancement systems in new buildings. Approved in-building emergency responder communications enhancement systems (ERCES) providing two-way radio coverage for emergency responders shall be provided in all new buildings. In-building ERCES shall be based on the existing coverage levels of the public safety communications systems utilized by the jurisdiction, measured at the exterior of the building. The ERCES, where required, shall be of a type determined by the fire code official and the frequency license holder(s). **The ERCES shall comply with the Orange County Sheriff's Department, Communications and Technology Division guidelines and specifications and, where the functionality or performance requirements in the California Fire Code are more stringent, this code.** This section shall not require improvement of the existing public safety communications systems.

Exceptions:

1. Where approved by the building official and the fire code official, a wired communications system in accordance with Section 907.2.13.2 shall be permitted to be installed or maintained instead of an approved ERCES.
2. Where it is determined by the fire code official that an ERCES is not needed.

3. In facilities where emergency responder communications coverage is required and such systems, components, or equipment could have a negative impact on normal operations, the fire code official is authorized to accept an automatically activated ERCES.
4. One-story buildings not exceeding 12,000 square feet (1115 m²) with no below-ground area(s).

Chapter 6

Building Services and Systems

Chapter 6 Building Services and Systems is adopted in its entirety without amendment.

Chapter 7

Fire and Smoke Protection Features

Chapter 7 Fire and Smoke Protection Features is adopted in its entirety without amendment.

Chapter 8

Interior Finish, Decorative Materials and Furnishings

Chapter 8 Interior Finish, Decorative Materials and Furnishings is adopted in its entirety without amendment.

Chapter 9

Fire Protection and Life Safety Systems

Adopt Chapter 9 Fire Protection and Life Safety Systems is adopted in its entirety, except that Section 901.11 is added, and Section 912.2 is amended as follows:

Section 901.11 False Alarms is hereby added as follows:

901.11 False Alarms. False alarms shall not be given, signaled or transmitted or caused or permitted to be given, signaled or transmitted in any manner.

(a) The owner and any person in possession of any building shall be assessed a fee to be set by resolution whenever the Fire Department is required to respond to more than two false alarms during a one-year period consisting of January 1-December 31 of any given year. Continued false alarms generated from the same location within the same one-year period shall also be assessed a fee set by resolution for each successive false alarm.

(b) Notwithstanding Subsection (a), whenever the Fire Department is required to respond to a false alarm while the system is being repaired or otherwise modified, and the person performing the work has failed to notify the Fire Department in advance that such work was being done, the persons performing the work shall also be assessed a fee set by resolution for each such occurrence.

(c) For purposes of this Section, "false alarm" shall mean the activation of any local or central station alarm because of malfunction, including, but not limited to, mechanical or electrical defects, water surges, or because of improper installation, operation testing or maintenance of such system. Whenever the Fire Department responds to the location of a false alarm and finds that there is no evidence of a fire or of external causes beyond the control of the owner or person in possession that may have caused the alarm, the activation shall be presumed to be a false alarm. Not included as a false alarm will be those activations caused by earthquakes or other phenomena beyond the control of the owner or person in possession.

(d) Whenever an owner, person in possession or alarm system workman is notified of such assessment and believes that he should be excused from paying because any occurrences did not constitute a false alarm, as defined above, he or she shall have the right to appeal said assessment to the Fire Chief within ten (10) calendar days of his receipt of the notice of assessment. The Fire Chief is authorized to excuse the assessment if he determines that a false alarm as defined, did not occur.

(e) Any person, firm or corporation who receives notification of penalties due and fails to pay such penalties within the specified amount of time, no less than 30

days, a 10 percent per month late fee will be assessed until penalties have been paid.

Section 912.2 Location is amended as follows:

912.2 Location. With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location shall be approved and be no more than 150 feet from a public hydrant. The FDC may be located within 150 feet of a private fire hydrant when approved by the fire code official. The size of piping and the number of 2½" inlets shall be approved by the fire code official. If acceptable to the water authority, it may be installed on the backflow assembly. Fire department inlet connections shall be painted OSHA safety red or as approved. When the fire sprinkler density design requires more than 500 gpm (including inside hose stream demand), or a standpipe system is included, four 2½" inlets shall be provided.

Chapter 10

Means of Egress

Chapter 10 Means of Egress is adopted in its entirety without amendment.

Chapter 11

Construction Requirements for Existing Buildings

Chapter 11 Construction Requirements for Existing Buildings. Adopt only those sections and subsections that are listed below:

1103.3.3

1103.7

1103.7.3

1103.7.3.1

1103.7.8 – 1103.7.8.2

1103.7.9 – 1103.7.9.10

1103.8 – 1103.8.5.3

1103.9
1103.9.1
1105.12
1105.12.1
1107
1108
1113
1114
1115
1116

Chapter 12

Energy Systems

Chapter 12 Energy Systems is adopted in its entirety, with Section 1207.11.5.1 added and Section 1207.4.1 amended as follows:

Section 1207.4.1 Electrical disconnects is amended as follows:

1207.4.1 Electrical disconnects. The ESS disconnecting means shall be within 36-inches of the main electrical service disconnecting means. The ESS disconnecting means shall be labeled “ESS Emergency Stop”.

Exception: Electrical disconnects for lead-acid and nickel-cadmium battery systems at facilities under the exclusive control of communications utilities and operating at less than 50 VAC and 60 VDC shall be permitted to have electrical disconnects signage in accordance with NFPA 76.

Section 1207.11.5.1 ESS Electrical disconnect in Group R-3 and R-4 occupancies is hereby added as follows:

1207.11.5.1 ESS Electrical disconnect in Group R-3 and R-4 occupancies. The ESS disconnecting means shall be provided within 72-inches of, and readily visible from, the

main electrical service disconnecting means. The ESS disconnecting means shall be labeled “ESS Emergency Stop”.

Chapter 20

Aviation Facilities

Chapter 20 Aviation Facilities is adopted in its entirety without amendment.

Chapter 21

Dry Cleaning

Chapter 21 Dry Cleaning is adopted in its entirety without amendment.

Chapter 22

Combustible Dust-Producing Operations

Chapter 22 Combustible Dust-Producing Operations is adopted in its entirety without amendment.

Chapter 23

Motor Fuel-Dispensing Facilities and Repair Garages

Chapter 23 Motor Fuel-Dispensing Facilities and Repair Garages is adopted in its entirety without amendment.

Chapter 24

Flammable Finishes

Chapter 24 Flammable Finishes is adopted in its entirety without amendment.

Chapter 25

Fruit and Crop Ripening

Chapter 25 Fruit and Crop Ripening is deleted in its entirety.

Chapter 26

Fumigation and Insecticidal Fogging

Chapter 26 Fumigation and Insecticidal Fogging is deleted in its entirety.

Chapter 27

Semiconductor Fabrication Facilities

Chapter 27 Semiconductor Fabrication Facilities is adopted in its entirety without amendment.

Chapter 28

Lumber Yards and Agro-Industrial, Solid Biomass and Woodworking Facilities

Chapter 28 Lumber Yards and Agro-Industrial, Solid Biomass and Woodworking Facilities is adopted in its entirety without amendment.

Chapter 29

Manufacture of Organic Coatings

Chapter 29 Manufacture of Organic Coatings is adopted in its entirety without amendment.

Chapter 30

Industrial Ovens

Chapter 30 Industrial Ovens is adopted in its entirety without amendment.

Chapter 31

Tents, Temporary Special Event Structures and Other Membrane Structures

Chapter 31 Temporary Special Event Structures and Other Membrane Structures

is adopted in its entirety, except that Section 3103.8.1 is deleted, and Sections 3103.8 and 3103.8.1.1 are amended as follows:

Section 3103.8 Structural stability and anchorage required is hereby amended as follows:

3103.8 Structural stability and anchorage required. Tents or membrane structures and their appurtenances shall be designed and installed to withstand the elements of weather and prevent collapsing. Documentation of structural stability shall be furnished to the fire code official. Anchorage shall be installed to meet or exceed the Costa Mesa Fire & Rescue Tent Guideline.

3103.8.1.1 Water-filled vessels is hereby amended as follows:

3103.8.1.1 Water-filled vessels. Water-filled vessels shall not be used to anchor a tent or membrane structure unless approved in writing by the Fire Code Official and in accordance with the tent or membrane structure manufacturer's instructions.

Chapter 32

High-Piled Combustible Storage

Chapter 32 High-Piled Combustible Storage is adopted in its entirety without amendment.

Chapter 33

Fire Safety During Construction and Demolition

Chapter 33 Fire Safety During Construction and Demolition is adopted in its entirety without amendment.

Chapter 34

Tire Rebuilding and Tire Storage

Chapter 34 Tire Rebuilding and Tire Storage is adopted in its entirety without amendment.

Chapter 35

Welding and Other Hot Work

Chapter 35 Welding and Other Hot Work is adopted in its entirety without amendment.

Chapter 36

Marinas

Chapter 36 Marinas is adopted in its entirety without amendment.

Chapter 37

Combustible Fibers

Chapter 37 Combustible Fibers is adopted in its entirety without amendment.

Chapter 39

Processing and Extraction Facilities

Chapter 39 Processing and Extraction Facilities is adopted in its entirety without amendment.

Chapter 40

Storage of Distilled Spirits and Wines

Chapter 40 Storage of Distilled Spirits and Wines is adopted in its entirety without amendment.

Chapter 41

Temporary Heating and Cooking Operations

Chapter 41 Temporary Heating and Cooking Operations is adopted in its entirety without amendment.

Chapter 48

Motion Picture and Television Production Studio Sound Stages, Approved Production Facilities and Production Locations

Chapter 48 Motion Picture and Television Production Studio Sound Stages, Approved Production Facilities and Production Locations is adopted in its entirety without amendment.

Chapter 50

Hazardous Materials – General Provisions

Chapter 50 Hazardous Materials – General Provisions is adopted in its entirety without amendment.

Chapter 51

Aerosols

Chapter 51 Aerosols is adopted in its entirety without amendment.

Chapter 53

Compressed Gases

Chapter 53 Compressed Gases is adopted in its entirety without amendment.

Chapter 54

Corrosive Materials

Chapter 54 Corrosive materials is adopted in its entirety without amendment.

Chapter 55

Cryogenic Fluids

Chapter 55 Cryogenic Fluids is adopted in its entirety without amendment.

Chapter 56

Explosives and Fireworks

Chapter 56 Explosives and Fireworks is adopted in its entirety, with Sections 5608.2, 5608.3, and 5609.2 through 5609.17 added, and Section 5609.1 amended as follows:

Section 5608.2 Firing is hereby added as follows:

5608.2 Firing. All fireworks displays, regardless of mortar, device, or shell size, shall be electrically fired.

Section 5608.3 Application for Permit is hereby added as follows:

5608.3 Application for Permit. A 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 based on 100 feet per inch of shell size, 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 shall be provided to CMFR.

Section 5609.1 General is amended as follows:

5609.1 General. Where the temporary storage of consumer fireworks, 1.4G is allowed by Section 5601.1.3, Exception 4, such storage shall comply with the applicable requirements of NFPA 1124. In addition to the requirements of NFPA 1124, all temporary stands for the display and sale of fireworks shall be located, maintained and operated subject to the following provisions:

5609.2. No fireworks display or stand shall be erected within one hundred (100) feet of any gasoline dispensing device or room in which vehicles containing gasoline are repaired or within thirty-five (35) feet of any other structure. Minimum setback from a public sidewalk shall be five (5) feet; setback from street curbing shall be not less than ten (10) feet where no sidewalk exists.

5609.3. There shall be maintained in each premises or stand within which fireworks are sold or offered for sale, a fire extinguisher with a minimum rating of 2A, 10BC located adjacent to each exit.

5609.4. No person shall light or cause or permit to be lighted any ~~fireworks~~ open flame, match, lighter, or any other article or material within any such stand or within fifty (50) feet thereof.

5609.5. No smoking shall be allowed in any structure used for the sale and display of fireworks or within fifty (50) feet of said structure. "No smoking" signs shall be displayed

prominently and in a number prescribed by the fire chief.

5609.6. All such temporary stands shall be constructed to existing city requirements and specifications.

5609.7. All such temporary stands for the display and sale of fireworks shall obtain an electrical permit from the City of Costa Mesa prior to performance of any electrical work. An electrical permit shall be required for the use of a portable generator or other temporary power source.

5609.8. All power and lighting shall be GFCI protected. Battery-powered equipment, electrical equipment, and electrical cords that are used in conjunction with a CFRS facility area shall be listed and shall be used in accordance with their listing.

5609.9. Where temporary electrical conductors are placed on top of an outdoor surface to connect the permanent power source to the temporary CFRS facility's temporary electrical system, the conductors shall be provided with physical protection against damage caused by pedestrian or vehicular traffic.

5609.10. Reserved.

5609.11. The permittee shall strictly comply with all of the provisions of the State Fireworks Law, Sections 12500 et seq. of the Health and Safety Code of the State of California.

5609.12. Fireworks shall be stored and kept only in the permittee's sale booth. It shall be unlawful to store any fireworks intended for sale in any building, residence, garage, home or automobile within the City of Costa Mesa.

5609.13. There shall be at least one (1) adult in attendance during any open or sale hours of the fireworks stand. No person under the age of eighteen (18) years, and no person who is physically or mentally unable to move himself shall be permitted within a fireworks stand.

5609.14. The permittee shall provide an adult night watchman to act and serve during

the hours of storage. Under no circumstances shall any night watchman sleep within any fireworks stand.

5609.15. No alcoholic beverages shall be allowed on the premises.

5609.16. All fireworks fuses shall be taped.

5609.17. All permits must be posted in a conspicuous place.

Chapter 57

Flammable and Combustible Liquids

Chapter 57 Flammable and Combustible Liquids is adopted in its entirety, except that Section 5707 is deleted and Section 5701.1.1 is added as follows:

Section 5701.1.1 On-Demand Mobile fueling is added as follows:

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

Chapter 58

Flammable Gases and Flammable Cryogenic Fluids

Chapter 58 Flammable Gases and Flammable Cryogenic Fluids is adopted in its entirety, except that Section 5809 is deleted and Section 5801.1 is amended as follows:

Section 5801.1 Scope is amended as follows:

5801.1 Scope. 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.

Chapter 59

Flammable Solids

Chapter 59 Flammable Solids is adopted in its entirety without amendment.

Chapter 60

Highly Toxic and Toxic Materials

Chapter 60 Highly Toxic and Toxic Materials is adopted in its entirety without amendment.

Chapter 61

Liquefied Petroleum Gases

Chapter 61 Liquefied Petroleum Gases is adopted in its entirety without amendment.

Chapter 62

Organic Peroxides

Chapter 62 Organic Peroxides is adopted in its entirety without amendment.

Chapter 63

Oxidizers, Oxidizing Gases, and Oxidizing Cryogenic Fluids

Chapter 63 Oxidizers, Oxidizing Gases, and Oxidizing Cryogenic Fluids is adopted in its entirety without amendment.

Chapter 64

Pyrophoric Materials

Chapter 64 Pyrophoric Materials is adopted in its entirety without amendment.

Chapter 65

Pyroxylin (Cellulose Nitrate) Plastics

Chapter 65 Pyroxylin (Cellulose Nitrate) Plastics is adopted in its entirety without amendment.

Chapter 66

Unstable (Reactive) Materials

Chapter 66 Unstable (Reactive) Materials is adopted in its entirety without amendment.

Chapter 67

Water-Reactive Solids and Liquids

Chapter 67 Water-Reactive Solids and Liquids is adopted in its entirety without amendment.

Chapter 80

Referenced Standards

Chapter 80 Referenced Standards is adopted in its entirety with the following amendments:

NFPA 13, 2025 Edition, Standard for the Installation of Sprinkler Systems is hereby amended as follows:

Section 9.2.1.7 is hereby amended as follows:

9.2.3.3 (1) Combustible concealed spaces filled entirely with non-combustible insulation shall not require sprinkler protection when approved by the fire code official.

9.2.1.7 Concealed spaces filled with noncombustible insulation shall not require sprinkler protection when approved by the fire code official.

Section 9.4.3.1 is hereby amended as follows:

9.4.3.1 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. (1) Quick-response type as defined in 3.3.215.4.16
2. (2) Residential sprinklers in accordance with the requirements of Chapter 12
3. (3) Quick response CMSA sprinklers
4. (4) ESFR sprinklers
5. (5) Standard-response sprinklers used for modifications or additions to existing light hazard systems equipped with standard-response sprinklers
6. (6) Standard-response sprinklers used where individual standard-response sprinklers are replaced in existing light hazard systems

Section 16.11.2.1 is hereby amended as follows:

16.11.2.1 Local Waterflow Alarms. A local waterflow alarm shall be provided for all sprinkler systems and shall be connected to the building fire alarm or water flow monitoring system where provided. Group R occupancies not requiring a fire alarm system by the California Fire Code shall be provided with at least one approved interior alarm device in each unit, or interconnection to the unit smoke alarm system. Sound levels in all sleeping areas shall be a minimum of 15 DBA above the average ambient sound or a minimum of 75 DBA with all intervening doors closed. Alarms shall be audible within all other living areas within each dwelling unit. When not connected to a fire alarm or water-flow monitoring system, audible devices shall be powered from an uninterruptible circuit (except for over current protection (GFI), serving normally operated appliances in the residence.

Section 16.12.3.3 is hereby amended as follows:

16.12.3.3 Fire department connections (FDC) shall be of an approved type. The location shall be approved and be no more than 150 feet from a public hydrant. The FDC may be located within 150 feet of a private fire hydrant when approved by the fire code official. The size of piping and the number of 2½" inlets shall be approved by the fire code official. If acceptable to the water authority, it may be installed on the backflow assembly. Fire department inlet connections shall be painted OSHA safety red or as approved. When the fire sprinkler density design requires more than 500 gpm (including inside hose stream demand), or a standpipe system is included, four 2½" inlets shall be provided.

Section 16.12.5.7 is hereby amended as follows:

16.12.5.7 Fire Department Connections. Fire department connections shall be located at the nearest point of fire department apparatus accessibility or at a location approved by the authority having jurisdiction. They shall be installed immediately adjacent to the approved fire department access road and such that hose lines can be readily and conveniently attached to the inlets without interference from nearby objects including buildings, fence posts, or other fire department connections.

Section 19.1.1.1 is hereby added as follows:

19.1.1.1 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 Figure 21.4.1.2.2.1 (d) curve “C”. 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.

Section 19.2.3.1.1.1 is hereby added as follows:

19.2.3.1.1.1 The available water supply for fire sprinkler system design shall be determined by one of the following methods, as approved by the fire code official:

- 1) Subtract the project site elevation from the low water level for the appropriate pressure zone and multiply the result by 0.433;
- 2) Use a maximum of 40 psi, if available;
- 3) Utilize the CMFR water-flow test form/directions to document a flow test conducted by the local water agency or an approved third party licensed in the State of California.

Section 28.4.5.2 (19) (g) Summary Sheet is hereby added as follows:

28.4.5.2 (19) (g) Water supply certification shall be not more than six months prior to the plan submittal to the authority having jurisdiction.

NFPA 13D 2025 Edition, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes is hereby amended as follows:

Section 4.6 Stock of Spare Sprinklers is hereby added as follows:

4.6.1 A supply of at least two sprinklers for each type shall be maintained on the premises so that any sprinklers that have operated or been damaged in any way can be promptly replaced.

4.6.2 The sprinklers shall correspond to the types and temperature ratings of the sprinklers in the property.

4.6.3 The sprinklers shall be kept in a cabinet located where the temperature to which they are subjected will at no time exceed 100°F (38°C).

4.6.4 A special sprinkler wrench shall be provided and kept in the cabinet to be used in the removal and installation of sprinklers. One sprinkler wrench shall be provided for each type of sprinkler installed.

Section 7.1.2 is hereby amended as follows:

7.1.2 The sprinkler system piping shall not have a separate control valve installed unless supervised by one of the following methods:

- (1) Central station, proprietary or remote station alarm service.
- (2) Reserved.
- (3) Reserved.

Section 7.3 Pressure Gauges is hereby amended as follows:

7.3.1. At least one water pressure gauge shall be installed on the riser assembly.

Section 7.6 Alarms is hereby amended as follows:

7.6 Alarms. Exterior water flow alarm indicating devices shall be listed for outside service and audible from the street from which the house is addressed. Exterior audible devices shall be placed on the front or side of the structure and the location subject to final approval by the fire code official. Additional interior alarm devices shall be required to provide audibility throughout the structure. Sound levels in all sleeping areas with all intervening doors closed shall be a minimum of 15 dba above the average ambient sound level but not less than 75 dba. Audible devices shall be powered from an uninterruptible circuit (except for over-current protection) serving normally operated appliances in the residence.

Exception:

- (1) When an approved water flow monitoring system is installed, interior audible devices may be powered through the fire alarm control panel.
- (2) When smoke detectors specified by the CBC or CRC are used to sound an interior alarm upon water flow switch activation.

Section 8.3.5 is hereby amended as follows:

8.3.5 Sprinklers shall not be required in attics without storage, penthouse equipment rooms, elevator machine rooms, concealed spaces dedicated for exclusively to and containing only dwelling unit ventilation equipment, floor/ceiling spaces, elevator shafts, crawl spaces, and other concealed spaces that are not intended for living purposes.

Section 8.3.5.1.1 is hereby amended as follows:

8.3.5.1.1 Where fuel-fired equipment is located other than beneath an occupied area of the dwelling unit, at least one quick-response intermediate-temperature sprinkler shall be installed above the equipment or at the wall separating the space with the fuel-fired

equipment from the occupied space.

Section 8.3.5.1.3 is hereby added as follows:

8.3.5.1.3 At a minimum, attics with storage access shall be protected with an intermediate temperature quick response sprinklers, which shall be located to protect attic penetrations created by the access scuttles or mechanical equipment.

NFPA 13R 2025 Edition, Standard for the Installation of Sprinkler Systems in Low-Rise Residential Occupancies is hereby amended as follows:

Section 6.6.6 is hereby amended as follows:

6.6.6 Sprinklers shall not be required in attics without storage, penthouse equipment rooms, elevator machine rooms, concealed spaces dedicated exclusively to and containing only dwelling unit ventilation equipment, crawl spaces, floor/ceiling spaces, vertical chases, elevator shafts where the elevator installation complies with ASME A17.1/CSA B44, Safety Code for Elevators and Escalators, and other concealed spaces that are not intended for living purposes or storage and do not contain fuel-fired equipment.

Section 6.6.6.3 is hereby amended as follows:

6.6.6.3 Where the fuel-fired equipment is above all occupied areas, at least one quick-response intermediate-temperature sprinkler shall be installed above the equipment or at the wall separating the space with the fuel-fired equipment from the occupied space.

Section 6.16.1 is hereby amended as follows:

6.16.1 A local water-flow alarm shall be provided on all sprinkler systems and shall be connected to the building fire alarm or water-flow monitoring system where provided.

Group R occupancies containing less than the number of stories, dwelling units or occupant load specified in Chapter 9 of the California Fire Code as requiring a fire alarm system shall be provided with a minimum of one approved interior alarm device in each unit. Sound levels in all sleeping areas shall be a minimum of 15 DBA above the average ambient sound or a minimum of 75 DBA with all intervening doors closed. Alarms shall be audible within all other living areas within each dwelling unit. When not connected to a fire alarm, residential smoke detection or water-flow monitoring system, audible devices shall be powered from an uninterruptible circuit (except for over-current protection) serving normally operated appliances in the residence. There shall also be a minimum of one exterior alarm indicating device, listed for outside service and audible from the access roadway that serves that building.

NFPA 14, 2024 Edition, Standard for the Installation of Standpipe and Hose Systems is hereby amended as follows:

Section 7.3.1.1 is hereby is deleted in its entirety and replaced as follows:

7.3.1.1 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 is hereby amended as follows:

Section 6.2.8.1 is hereby added as follows:

6.2.8.1 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.
2. Where OS&Y valves on the detector check assembly are the only control valves, at least one OS&Y valve shall be painted red.

Section 6.2.9 is hereby amended as follows:

6.2.9. 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 ft (12 m) from the building
 - (a) For buildings less than 40 ft (12 m) in height, a post indicator valve shall be permitted to be installed closer than 40 ft (12 m) 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 ft (12 m) from the building
 - (a) For buildings less than 40 ft (12 m) in height, a backflow preventer with at least one indicating valve shall be permitted to be installed closer than 40 ft (12 m) but at least as far from the building as the height of the wall facing the backflow preventer.
- (5)* When approved by the Costa Mesa Fire & Rescue Department, a nonindicating valve, such as an underground gate valve with an approved roadway box, complete with T-wrench, located not less than 40 ft (12 m) from the building
 - (a) For buildings less than 40 ft (12 m) in height, a nonindicating valve, such as an underground gate valve with an approved roadway box, complete with T-wrench, shall be permitted to be installed closer than 40 ft (12 m) but

at least as far from the building as the height of the wall facing the non-indicating valve.

b) A nonindicating valve, such as an underground nonrising stem gate valve with an approved roadway box complete with T-wrench shall be allowed to be closer than 40 ft (12 m) to the building when a property line or other physical barriers make it impossible to have the valve 40 ft (12 m) away.

(6) Control valves installed in a fire-rated room accessible from the exterior

(7) Control valves in a fire-rated stair enclosure accessible from the exterior as permitted by the AHJ.

Section 10.1.5 is hereby added as follows:

10.1.5 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

Section 10.4.1.1 is hereby amended as follows:

10.4.1.1 All bolted joint accessories shall be cleaned and thoroughly coated with asphalt or other corrosion-retarding material after installation.

Exception: Bolted joint accessories made from 304 or 316 stainless steel.

Section 10.4.1.1.1 is hereby added as follows:

10.4.1.1.1 All bolts used in pipe-joint assembly shall be 316 stainless steel.

Appendices

APPENDIX CHAPTER 4 is adopted in its entirety without amendments.

Appendix A is deleted in its entirety without amendments.

Appendix B is adopted in its entirety with amendments outlined in CMFR Plan Submittal Checklist Specifications.

Appendix BB is adopted in its entirety without amendments.

Appendix C is adopted in its entirety without amendments.

Appendix CC is adopted in its entirety without amendments.

Appendix D is deleted in its entirety without amendments.

Appendix E is deleted in its entirety without amendments.

Appendix F is deleted in its entirety without amendments.

Appendix G is deleted in its entirety without amendments.

Appendix H is adopted in its entirety without amendments.

Appendix I is deleted in its entirety without amendments.

Appendix J is deleted in its entirety without amendments.

Appendix K is deleted in its entirety without amendments.

Appendix L is deleted in its entirety without amendments.

Appendix M is deleted in its entirety without amendments.

Appendix N is adopted in its entirety without amendments.

Appendix O is deleted in its entirety without amendments.

Appendix P is deleted in its entirety without amendments.

Appendix Q is deleted in its entirety without amendments.

Sec. 7-16. Amendments to the California Wildland-Urban Interface Code.

The 2025 California Wildland-Urban Interface, as published by the International Code Council and as adopted and amended by the California Building Standards Commission and the Office of the State Fire Marshal (including the State Fire Marshal adoption matrix), is adopted in its entirety, including only those sections, appendices, and referenced standards adopted by the Office of the State Fire Marshal. There are no local amendments.

Section 3. Severability.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council of the City of Costa Mesa hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsection, sentence clause, phrases or portions be declared valid or unconstitutionally.

Section 4. Inconsistencies; Repeal of 2022 Building, Construction and Fire Codes.

Any provision of the Costa Mesa Municipal Code or appendices thereto inconsistent with

the provisions of this Ordinance, to the extent of such inconsistencies and no further, are repealed or modified to that extent necessary to affect the provisions of this Ordinance, including the 2022 California Codes and amendments thereto set forth in Titles 5 and 7.

Section 5. Penalties.

Unless otherwise provided for by state law, any violation of this Ordinance for which a penalty is not provided for hereinabove shall be punishable pursuant to the provisions of section 1-33 and/or section 5-6 of the Costa Mesa Municipal Code.

Section 6. Effective date.

The Mayor shall sign and the City Clerk shall attest to the passage of this Ordinance. The City Clerk shall cause the same to be published and/or posted in a manner required by law. This Ordinance shall become effective on January 1, 2026 pursuant to Government Code section 36937(e) and Health & Safety Code sections 17958 and 18941.

PASSED AND ADOPTED this ____ day of _____, 2025.

John Stephens, Mayor

ATTEST:

APPROVED AS TO FORM:

Brenda Green, City Clerk

Kimberly Hall Barlow, City Attorney

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF COSTA MESA)

I, BRENDA GREEN, City Clerk of the City of Costa Mesa, DO HEREBY CERTIFY that the above and foregoing Ordinance No. 2025-xx was duly introduced for first reading at a regular meeting of the City Council held on the ____ day of _____ 2025, and that thereafter, said Ordinance was duly passed and adopted at a regular meeting of the City Council held on the ____ day of _____, 2025, by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

IN WITNESS WHEREOF, I have hereby set my hand and affixed the seal of the City of Costa Mesa this ____ day of _____, 2025.

Brenda Green, City Clerk