

CITY OF CARMEL-BY-THE-SEA
CITY COUNCIL

ORDINANCE NO. 2026-001

AN ORDINANCE OF THE CITY COUNCIL OF CARMEL-BY-THE-SEA AMENDING CARMEL-BY-THE-SEA MUNICIPAL CODE TITLE 15 (BUILDINGS AND CONSTRUCTION) BY ADOPTING THE 2025 EDITIONS OF THE CALIFORNIA ADMINISTRATIVE CODE (CAC), CALIFORNIA BUILDING CODE (CBC) AND APPENDICES, CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA ENERGY CODE (CENC), CALIFORNIA FIRE CODE (CFC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC), HISTORIC BUILDING CODE (HBC), EXISTING BUILDING CODE (EBC) AND WILDLAND-URBAN INTERFACE CODE (WUI) AND 2024 INTERNATIONAL PROPERTY MAINTENANCE CODES (IPMC) WITH LOCAL AMENDMENTS

WHEREAS, to remain compliant with California Building Standards Commission (CBSC) Title 24, it necessary to amend Title 15 of the Carmel-by-the-Sea Municipal Code by adopting the 2025 editions of the California Administrative Code, California Building Code (CBC) and appendices, California Residential Code (CRC), California Energy Code (CEnC), California Fire Code (CFC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), California Green Building Standards Code (CGBSC), Historic Building Code (HBC), Existing Building Code (EBC) and Wildland-Urban Interface Code (WUI) and 2024 International Property Maintenance Codes (IPMC) with local amendments.

SECTION 1. CEQA Review. Pursuant to CEQA section 15378(b)(5), adoption of the building code is an administrative activity of local government that will have no direct or reasonably foreseeable indirect physical change on the environment and therefore is not considered a project requiring compliance with the California Environmental Quality Act (Section 21065 of the California Public Resources Code).

SECTION 2. Amendment of Title 15. The following Sections of Title 15 of the Carmel-by-the-Sea Municipal Code are amended to read as set forth in **Exhibit A** attached hereto and hereby incorporated by this reference.

SECTION 3. Severability. If any section, subsection, provision, sentence, clause, phrase or word of this Ordinance is for any reason held to be illegal or otherwise invalid by any court of competent jurisdiction, such invalidity shall be severable, and shall not affect or impair any remaining sections, subsections, provisions, sentences, clauses, phrases or words of this Ordinance.

SECTION 4. Effective Date. This ordinance is effective thirty (30) days after its adoption.

Exhibit "A" to City of Carmel-by-the-Sea Ordinance 2026-001

Chapter 15 of the Carmel Municipal Code is hereby amended as follows:

1. Title 15 is amended as follows:

Chapter 15.08 Building Code

15.08.010 Adoption.

Except as otherwise amended by this chapter and Chapter 15.04 of this City Code, the following model codes are hereby adopted and are incorporated in this chapter by reference and made a part hereof as if fully set forth herein:

- A. 2025 California Building Code and Appendices;
- B. 2025 California Historic Building Code;
- C. 2025 California Existing Building Code;
- D. 2025 California Residential Code;
- E. 2025 California Plumbing Code;
- F. 2025 California Electric Code;
- G. 2025 California Mechanical Code;
- H. 2025 California Green Building Standards Code;
- I. 2025 California Fire Code;
- J. 2024 International Property Maintenance Code;
- K. 2025 California Energy Code; and
- L. 2025 California Wildland-Urban Interface Code.

The Very High Fire Hazard Severity Zone Map, as transmitted to the City on March 10, 2025, by the Department of Forestry and Fire Protection, is also adopted as required by law. (Ord. 2025-002, Ord. 2022-04 § 1 (Exh. A), 2017-04 § 1 (Exh. A), 2017; Ord. 2013-07 § 1 (Exh. A), 2013;

Ord. 2010-05 § 1 (Exh. A), 2010; Ord. 2009-04, 2009; Ord. 2008-02 § 1, 2008; Ord. 2003-03 § 2, 2003; Ord. 99-04 (Exh. B), 1999; Ord. 96-1, 1996; Ord. 89-29 § 1, 1989; Code 1975 § 1121.0).

15.08.260 Exemption for Pending Applications.

The provisions of the 2025 Editions of the California Building Code, and Appendices, the 2025 California Historic Building Code, the 2025 California Mechanical Code, the 2025 California Plumbing Code, the 2025 California Electrical Code, the 2025 California Fire Code, the 2024 International Property Maintenance Code, the 2025 Existing Building Code, the 2025 California Energy Code, and 2025 Wildland-Urban Interface Code as adopted and amended herein, shall not apply to any building or structure for which application for a building permit was made prior to January 1,2026. Such buildings or structures shall be erected, constructed, enlarged, altered, or repaired in accordance with the provisions of this chapter in effect at the date of said application.

15.10 Residential Code

Sections

15.10.010 Adoption.

The 2025 California Residential Code, copies of which are on file with the City Clerk as required by law, is adopted by reference and incorporated into this title as the residential code for the City except as amended in this chapter and in Chapter 15.04 CMC. (Ord. 2022-04 § 1 (Exh. A), 2018-03 § 1 (Exh. A § 4), 2018; Ord. 2017-04 § 1 (Exh. A), 2017; Ord. 2013-07 § 1 (Exh. A), 2013; Ord. 2010-05 § 1 (Exh. A), 2010; Ord. 2009-04, 2009; Ord. 2008-02 § 1, 2008; Ord. 2003-03 § 2, 2003; Ord. 99-04 (Exh. B), 1999; Ord. 96-1, 1996; Ord. 89-29 § 1, 1989; Code 1975 § 1121.0).

15.10.020 Very High Fire Hazard Severity Zone Adopted

The Very High Fire Hazard Severity Zone Map, as transmitted to the City on March 10, 2025, by the Department of Forestry and Fire Protection, is also adopted as required by law.

15.10.030 Amendments to the 2025 California Residential Code.

1. Table R301.2 is amended to read as follows:

GROUND SNOW LOAD	Wind Design				Seismic Design Category ^f	Subject To Damage From			Winter Design Temp ^e	Ice Barrier Under-lay- ment Required ^h	Flood Hazards ^g	Air Freezing Index ⁱ	Mean Annual Temp. ^j
	Speed ^d (mph)	Topo-graphic Effects ^a	Special Wind Region ^l	Wind-borne Debris Zone ^m		Weather-ing ^a	Frost Line Depth ^b	Termite ^c					
0	110	N/A	No	No	D	Negligible	12	Yes	40	No	2009	NA	56.5

2. Section R403.1.3 of the 2025 California Residential Code is hereby amended to read as follows:

Footing and stem wall reinforcement in Seismic Design Categories D0, D1 and D2. Concrete footings located in Seismic Design Categories D0, D1, and D2, as established in Table R301.2, shall have minimum reinforcement of at least two continuous longitudinal reinforcing bars not smaller than No. 4 bars. Bottom reinforcement shall be located a minimum of 3 inches (76 mm)

clear from the bottom of the footing. Reinforcement shall be installed with support and cover in accordance with Section R403.1.3.5.

Chapter 15.20 Mechanical Code

Sections

15.20.010 Adoption

The 2025 California Mechanical Code, copies of which are on file with the City Clerk as required by law, is adopted by reference and incorporated into this title as the mechanical code for the City, except as amended in this chapter and Chapter 15.04 CMC. (Amended during 4/17 update; Ord. 2022-04 § 1 (Exh. A), 2014-02 § 1, 2014; Ord. 2013-07 § 1 (Exh. A), 2013; Ord. 2010-05 § 1 (Exh. A), 2010; Ord. 2008-02 § 1, 2008; Ord. 2003-03 § 2, 2003; Ord. 99-04 (Exh. B), 1999; Ord. 96-1 § 1, 1996; Ord. 92-24, 1992; Ord. 89-29 § 1, 1989; Code 1975 § 1131.0).

Chapter 15.24 Plumbing Code

Sections

15.24.010 Adoption

The 2025 California Plumbing Code, copies of which are on file with the City Clerk as required by law, is adopted by reference and incorporated into this title as the plumbing code for the City, except as amended in this chapter and in Chapter 15.04 CMC. (Ord. 2017-04 § 1 (Exh. A), 2017; Ord. 2022-04 § 1 (Exh. A), 2013-07 § 1 (Exh. A), 2013; Ord. 2010-05 § 1 (Exh. A), 2010; Ord. 2008-02 § 1, 2008; Ord. 2003-03 § 2, 2003; Ord. 99-04 (Exh. B), 1999; Ord. 92-24, 1992; Ord. 89-29 § 1, 1989; Code 1975 § 1141.0).

Chapter 15.36 California Electrical Code

Sections

15.36.010 Adoption

The 2025 California Electrical Code, based on the National Electric Code, as promulgated by the National Fire Protection Association, copies of which are on file with the City Clerk as required by law, is adopted by reference and incorporated into this title as the electrical code for the City, except as amended in this chapter and in Chapter 15.04 CMC. (Amended during 4/17 update; Ord. 2022-04 § 1 (Exh. A), 2014-02 § 1, 2014; Ord. 2013-07 § 1 (Exh. A), 2013; Ord. 2010-05 § 1 (Exh. A), 2010; Ord. 2008-02 § 1, 2008; Ord. 2003-03 § 2, 2003; Ord. 99-04 (Exh. B), 1999; Ord. 96-1 § 1, 1996; Ord. 91-1 § 1, 1991; Code 1975 § 1161.0).

Chapter 15.55 California Fire Code

Sections

- 15.55.010 2025 California Fire Code – Adopted
- 15.55.020 Fire Code – Effective Date – Copy on File
- 15.55.030 Definitions
- 15.55.040 Establishment of Limits in Which Storage of Flammable or Combustible Liquids in Outside Aboveground Tanks Is Prohibited.
- 15.55.050 Establishment of Limits in Which Storage of Liquefied Petroleum Gases is Prohibited.

- 15.55.060 Establishment of Limits in Which Storage of Explosives and Blasting Agents is Prohibited.
- 15.55.070 Establishment of Limits in Which Storage of Stationary Tanks or Flammable Cryogenic Fluids is Prohibited.
- 15.55.080 Establishment of Limits in Which Storage of Hazardous Materials is Prohibited.
- 15.55.090 Fireworks Prohibited.
- 15.55.100 Amendments to the California Fire Code
- 15.55.110 Repeal of Conflicting Ordinances
- 15.55.120 Validity

*Prior legislation: Code 1975 §§ 720.0 – 725.0, 726.0, 726.1, 730.0 – 730.0 (o), Ords. 325 C.S., 77-2, 79-21, 82-11, 83-25, 85-21, 86-17, 87-11, 89-24, and 95-15.

15.55.010 2025 California Fire Code – Adopted

For the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, that certain code known as the 2025 California Fire Code (2024 International Fire Code), published by the International Code Council, save and except those portions as are deleted, modified, or amended, of which code not less than one copy is now on file in the office of the City Clerk, is adopted and incorporated in the municipal code as if set out at length in this code, and the provisions thereof shall be controlling within the limits of this City. (Ord. 2022-04 § 1 (Exh. A), 2018-03 § 1 (Exh. A § 4), 2018).

15.55.020 Fire Code – Effective Date – Copy on File

The effective date for the 2025 California Fire Code adopted by CMC 15.55.010 within the City shall be January 1, 2026. The City Clerk shall maintain on file in the official records the edition of the California Fire Code currently in effect at all times. (Ord. 2022-04 § 1 (Exh. A), 2018-03 § 1 (Exh. A § 4), 2018).

15.55.030 Definitions

Whenever the word “jurisdiction” is used in the California Fire Code, it shall be held to mean the City of Carmel-by-the-Sea. Whenever the term “fire code official” is used in the California Fire Code, it shall be held to mean the Fire Chief of the City of Carmel-by-the-Sea Fire Department. (Ord. 2022-04 § 1 (Exh. A) 2018-03 § 1 (Exh. A § 4), 2018).

15.55.100 Amendments to the California Fire Code

The 2025 California Fire Code is amended and changed as follows as described in subsections (1) through (58) of this section.

1. Section 101.1 is amended to read as follows:

101.1 Title. These regulations shall be known as the Fire Code of the City of Carmel-by-the-Sea, hereinafter referred to as “Fire Code.”

2. Section 101.2.1 is amended to read as follows:

101.2.1 Appendices. Provisions in all appendices to the 2025 California Fire Code are hereby adopted in their entirety and shall apply.

3. Section 102.1 is amended to read as follows:

102.1 Construction and design provisions. The construction and design provisions of this code shall apply to:

1. Structures, facilities and conditions arising after the adoption of this code.
2. Existing structures, facilities and conditions not legally in existence at the time of adoption of this code.
3. Existing structures, facilities and conditions when identified in specific sections of this code.
4. Existing structures, facilities and conditions, which, in the opinion of the fire code official, constitute a distinct hazard to life and property.
5. Existing Structures Alterations, Additions and Repairs.
 - a. All new work performed in alterations and/or repairs to existing structures shall comply with the current provisions of this Chapter.
 - b. When alterations and/or repairs result in the removal, alteration, modification, replacement and/or repair of fifty percent (50%) or greater of the linear length of walls of the building (exterior plus interior, including but not limited to gypsum board, wall board, board and batten, siding, or stucco) independently or in combination thereof, within a five-year period, the entire building shall be made to conform to the current provisions of this Chapter.
 - c. Calculations of linear wall measurements shall be shown on all plans submitted for building permits, on the cover page in the project description of said plans.
 - d. The determination under this section of the requirement for upgrading any existing structure to full conformance with current provisions of this Chapter shall be at the sole discretion of the Fire Code Official.

4. *Repealed by Ord. 2020-01.*

5. Section 103 of the CFC is amended to add Sections 103.4, and 103.5 to read as follows:

103.4 Responsibility for enforcement.

Within established fire protection jurisdictions, responsibility for enforcement of this Code shall be under the direction of the Fire Chief or designee within each jurisdiction.

103.5 Police powers. The Fire Code Official and his deputies shall have the powers of police officers in performing their duties under this Code. When requested to do so by the Fire Code Official, the chief of police of the jurisdiction is authorized to assign such available police officers as necessary to assist the Fire Code Official in enforcing the provisions of this Code.

6. Section 105.5.0 is added to read as follows:

105.6.1.5 Agricultural Explosive Devices. An operational permit is required for storage or use of any agricultural explosive device including "bird bombs".

7. Section 105.6.6 is amended to read as follows:

105.7.7 Fire alarm and detection systems and related equipment. A construction permit is required for installation of or modification to fire alarm and detection systems and related systems, including systems installed in Group R-3 occupancies (one- and two-family homes). Maintenance performed in accordance with this code is not considered a modification and may not require a permit as determined by the fire code official.

8. Section 113.4 of the CFC is deleted in its entirety and replaced with the following:

113.4 Violation penalties. Persons who shall violate any provision of this Code or shall fail to comply with any of the requirements thereof or 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 an infraction, punishable by a fine in conformance with the Authority Having Jurisdiction and/or as specified in section 1.11.2.1.3.

9. *Repealed by Ord. 2022-04.*

9.5. Deleted

10. *Repealed by Ord. 2022-04.*

10.4. Deleted.

10.6. *Repealed by Ord. 2022-04.*

11. Section 307.1.1 is deleted in its entirety and replaced with the following:

307.1.1 Prohibited open burning. Open burning shall be prohibited, including outdoor rubbish fires and bonfires, unless:

1. The fire is confined to an approved container as defined by the Uniform Mechanical Code and authorized by the Monterey Bay Air Pollution Control District.
2. A special condition or circumstance exists, and written authorization is granted by the Fire Chief.

12. Section 503.2.6.1 is added to read as follows:

503.2.6.1 Private bridge engineering. Every private bridge hereafter constructed shall meet the following engineering requirements:

a. The weight shall be designed for a minimum of HS-20 loading as prescribed by the AASHTO.

b. The unobstructed vertical clearance shall be not less than 15 feet clear.

c. The width shall be a minimum of 20 feet clear. The fire code official may require additional width when the traffic flow may be restricted or reduce the width to a minimum of 12 feet for Occupancy Group U or R-3 occupancies.

d. The maximum grade change of the approach to and from any private bridge shall not exceed 8% for a minimum distance of 10 feet.

13. Section 503.2.6.2 is added to read as follows:

503.2.6.2 Private bridge certification. Every private bridge hereafter constructed shall be engineered by a licensed professional engineer knowledgeable and experienced in the engineering and design of bridges. Certification that the bridge complies with the design standards required by this code and the identified standards, and that the bridge was constructed to those standards, shall be provided by the licensed engineer, in writing, to the fire code official. Every private bridge, including existing and those constructed under this code, shall be certified as to its maximum load limits every ten (10) years or whenever deemed necessary by the fire code official. Such recertification shall be by a licensed professional engineer knowledgeable and experienced in the engineering and design of bridges. All fees charged for the purpose of certification or recertification of private bridges shall be at the owner's expense.

14. Section 503.2.7 is amended to read as follows:

503.2.7 Grade. The grade of fire apparatus access roads shall be no greater than 15% unless specifically approved by the fire code official.

15. Section 503.2.7.1 is added to read as follows:

503.2.7.1 Paving. All fire apparatus access roads over eight percent (8%) shall be paved with a minimum 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base. All fire apparatus access roads over fifteen percent (15%) where approved shall be paved with perpendicularly grooved concrete.

16. Section 503.7 is added to read as follows:

503.7 Fire apparatus access roads. All fire apparatus access road names shall be issued by the City of Carmel-by-the-Sea.

17. Section 505.1 is amended to read as follows:

505.1 Address Identification.

Buildings and parcels shall be identified by the address identification requirements of the California Building Standards Code.

18. Section 507.5.2 is amended to read as follows:

507.5.2 Inspection, testing and maintenance. Fire hydrant systems shall be subject to periodic tests as required by the fire code official. Fire hydrant systems shall be maintained in an operative condition at all times and shall be repaired where defective. Additions, repairs, alterations and servicing shall comply with approved standards. When required by the fire code official, hydrants shall be painted in accordance with the most current edition of NFPA 291.

19. Section 605.3.1 is added to read as follows:

605.3.1 Spark arresters. An approved spark arrester shall be installed on all chimneys, incinerators, smokestacks, solid-fuel burning fire pits, or similar devices where the burning of solid fuel conveys smoke, embers and hot gases to the outer air.

605.3.1.2. Spark arrestors shall have openings in accordance with Section 2113.9.2(3) of the California Building Code and Section 1003.9.2 of the California Residential Code with minimum openings of 3/8" and maximum openings of 1/2".

20. **Section 901.1 of the CFC is amended to add Section 901.1.1 to read as follows:**

901.1.1 Responsibility. The owner of the protected premises shall be responsible for all fire protection systems within the protected premises, whether existing or installed under this Code.

21. **Section 901.2 of the CFC is amended to add Section 901.2.2 to read as follows:**

901.2.2 Additional documentation. Additional documentation as required by the Fire Code Official shall be provided to the Fire Code Official in an acceptable format.

22. **Section 901.4 of the CFC is amended in its entirety and replaced with the following:**

901.4 Fire Protection and Life Safety Systems. Fire protection and life safety systems shall be installed, repaired, operated and maintained in accordance with the original installation standards for that system. All systems shall be extended, altered, or augmented as necessary to maintain and continue protection whenever the building is altered, remodeled or added to. Alterations to fire protection systems shall be done in accordance with applicable standards.

901.4.8 Nonoperational Equipment. Any non-required fire protection equipment that is no longer in service shall be removed.

23. **Section 901.6 of the CFC is amended to add Section 901.6.4 and 901.6.5 to read as follows:**

901.6.4 Qualifications of Inspection, Testing and Maintenance Personnel. All personnel performing any inspection, testing or maintenance of any fire protection system shall be qualified. Where such inspection, testing and maintenance is performed by an outside service company, the company shall be appropriately licensed by the California Contractors State License Board in accordance with the California Business & Professions Code or by the California State Fire Marshal.

901.6.5 Additional records. All documentation generated during any scheduled inspection or test of any fire protection system, whether required or voluntarily installed, shall be forwarded to the Fire Code Official within fifteen (15) calendar days after the date of the inspection or test.

24. **Section 901.7.7 of the CFC is added to read as follows:**

901.7.7 Unless otherwise approved by the Fire Code Official, fire watch personnel shall be California licensed private security individuals with a minimum of two (2) individuals on duty at all times. Fire watch personnel shall be on duty 24 hours per day until the fire protection system has been returned to service.

25. **Section 903.2 of the CFC is deleted in its entirety and replaced with the following:**

903.2 Where required. Approved automatic sprinkler systems shall be provided in all new buildings and structures constructed, moved into or relocated within the jurisdiction.

EXCEPTIONS:

(1) Structures not classified as Group R occupancies and not more than five hundred (500) square feet in total floor area.

(2) Detached agricultural buildings, as defined by this code and the CBC, located at least one hundred feet (100) from any other structure or the property line, whichever is closer, and with a maximum size of 10,000 square feet.

(3) Accessory structures not classified as R occupancies associated with existing non-sprinklered R-3 occupancies (one- or two-family dwellings) and less than one thousand five hundred (1500) square feet in total fire area with a clearance from the existing R-3 occupancy of not less than twenty (20) feet.

26. Sections 903.2.1.1, 903.2.1.2, 903.2.1.3, 903.2.1.4, 903.2.1.5, 903.2.3, 903.2.4, 903.2.4.1, 903.7.1, 903.7.3, 903.2.9, 903.2.9.1 and 903.2.9.2 of the CFC are amended as follows:

The following Sections are amended by changing requirements to five hundred (500) square feet for fire sprinkler installation, as follows (the complete text of the section is not provided):

903.2.1.1 Group A-1. Change twelve thousand (12,000) square feet to five hundred (500) square feet.

903.2.1.2 Group A-2. Change five thousand (5,000) square feet to five hundred (500) square feet.

903.2.1.3 Group A-3. Change twelve thousand (12,000) square feet to five hundred (500) square feet.

903.2.1.4 Group A-4. Change twelve thousand (12,000) square feet to five hundred (500) square feet.

903.2.1.5 Group A-5. Change one thousand (1,000) square feet to five hundred (500) square feet.

903.2.3 Group E. Change twelve thousand (12,000) square feet to five hundred (500) square feet.

903.2.4 Group F-1. Change twelve thousand (12,000) square feet to five hundred (500) square feet.

903.2.4.1 Group F-1. Change two thousand five hundred (2,500) square feet for woodworking operations to five hundred (500) square feet.

903.2.7.1 Group M. Change twelve thousand (12,000) square feet to five hundred (500) square feet.

903.2.7.3 Group M. Change twenty-four thousand (24,000) square feet to five hundred (500) square feet.

903.2.9 Group S-1. Change twelve thousand (12,000) square feet to five hundred (500) square feet.

903.2.9.1 Repair Garages. Change ten thousand (10,000) square feet (2 story buildings) and twelve thousand (12,000) square feet (1 story buildings) to five hundred (500) square feet.

903.2.9.2 Bulk storage of tires. Change twenty thousand (20,000) cubic feet to five hundred (500) square feet.

27. Section 903.2.22 of the CFC is added to read as follows:

903.2.22 Change of use. Automatic fire sprinklers shall be installed when the occupancy changes from a single occupancy to a mixed-use occupancy which would require the installation of an occupancy separation, or when the occupancy changes from any type of occupancy to an Assembly use occupancy.

28. Section 903.2.8 of the CFC, first paragraph is deleted in its entirety and replaced with the following: Exceptions remain unchanged.

903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided in all buildings with a Group R fire area, including, but not limited to, one- and two-family dwellings, townhomes, and manufactured homes and mobile homes located outside of licensed mobile home parks hereafter constructed, moved into or relocated within the jurisdiction, including all additions to buildings already equipped with automatic fire sprinkler systems.

(Exceptions remain per 2025 California Fire Code)

29. Section 903.3.1.1.1 of the CFC is amended to add Section 903.1.1.1 Exemption 5 to read as follows:

5. Passenger elevator shafts or associated passenger elevator mechanical rooms, where elevator shafts are constructed with a 2-hour fire resistive method.

30. Section 903.3.1.1.2 of the CFC is amended to read as follows:

Section 903.3.1.1.2 Bathrooms. In Group R occupancies, sprinklers shall be required in bathrooms within individual dwelling units or sleeping units.

31. Sections 903.3.1.2, 903.3.1.2.1, 903.3.1.2.3, of the CFC are deleted in its entirety and replaced with the following:

903.3.1.2 NFPA 13R sprinkler systems. Automatic sprinkler systems in Group R occupancies up to and including four stories in height shall be permitted to be installed throughout in accordance with NFPA 13R as amended in this Code.

32. 903.3.1.2.1 Balconies and decks. Sprinkler protection shall be provided for exterior balconies, decks and ground floor patios of dwelling units where the building is of Type V construction, provided there is a roof or deck above. Sidewall sprinklers that are used to protect such areas shall be permitted to be located such that their deflectors are within 1 inch to 6 inches below the structural members and a maximum distance of fourteen (14) inches below the deck of the exterior balconies and decks that are constructed of open wood joist construction.

33. 903.3.1.2.3 Attics. Where NFPA 13R sprinkler systems are installed, all attic areas shall be provided with sprinkler protection in accordance with NFPA 13.

34. Sections 903.3.1.2, is amended to add section 903.1.2.4, 903.3.1.2.5, 903.1.2.6 and 903.3.1.2.7 to read as follows:

903.3.1.2.4 Sprinkler control valves. Where NFPA 13R sprinkler systems are installed, sprinkler system control valves shall be installed in accordance with NFPA 13.

903.3.1.2.5 Bathrooms. Automatic sprinklers shall be installed in all bathrooms, regardless of square footage.

903.3.1.2.6 Accessible storage areas. Automatic sprinklers shall be installed in all accessible storage areas.

903.3.1.2.7 Under-stair spaces. Automatic sprinklers shall be installed in all under-stair spaces including all under-stair closets.

35. Section 903.3.1.3 of the CFC is deleted in its entirety and replaced with the following:

903.3.1.3 NFPA 13D sprinkler systems. Automatic fire sprinkler systems installed in one and two-family dwellings, Group R-3 and R-4 congregate living facilities and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D. The requirements of this section supersede the requirements of the California Residential Code.

903.3.1.3.1 All fire sprinkler systems installed in one- and two-family dwellings shall be tested for leakage by undergoing a hydrostatic test made at 200 psi for two-hour duration.

903.3.1.3.2 Each water system supplying both domestic and fire protection systems shall have a single indicating-type control valve, arranged to shut off both the domestic and sprinkler systems. A separate shut-off valve for the domestic system only shall be permitted to be installed. The location of the control valve shall be approved by the Fire Code Official.

903.3.1.3.3 Automatic sprinklers shall be installed in all bathrooms and water closets, regardless of square footage.

903.3.1.3.4 Automatic sprinklers shall be installed in all attached garages and other accessory structures.

903.3.1.3.5 Automatic sprinklers shall be installed in all accessible storage areas.

903.3.1.3.5.1 Automatic sprinklers shall be installed in all under-stair spaces including all closets.

903.3.1.3.6 Local water flow alarms shall be provided on all sprinkler systems. Local water flow alarms shall be powered from the main kitchen refrigerator circuit. The local water flow alarm shall be clearly audible from within the master bedroom at an audibility level of not less than 75 dBa. Where no kitchen exists in the building, the water flow alarm shall be powered from the bathroom lighting circuit. Where required by the Fire Code Official, interior audible notification appliances or additional water flow alarms may be required to be installed at locations specified by the Fire Code Official.

903.3.1.3.7 Automatic fire sprinklers shall be installed to protect all furnaces and heating system appliances.

903.3.1.3.8 A backflow prevention device as approved by the water purveyor, the type and friction loss shall be included in the plans and calculations for fire flow. For retrofits to existing systems, the sprinkler system of the affected building(s) shall be recalculated and submitted to the Authority Having Jurisdiction for approval and issuance of the permit.

903.3.1.3.9 If there are any changes or modifications to the system of the approved plans, as-built shall be required, submitted to the Authority Having Jurisdiction and approved prior to rough inspection.

36. **Section 903.3.10 of the CFC is deleted in its entirety and replaced with the following:**
903.3.10 Floor control valves. Approved indicating control valves and water flow switches shall be provided at the point of connection to the riser on each floor in all buildings over one story in height and shall be individually annunciated as approved by the Fire Code Official.

37. **Section 903.4.2 of the CFC, first paragraph is deleted in its entirety and replaced with the following. Exceptions remain unchanged.**
903.4.2 Monitoring. Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station, remote supervising station or proprietary supervising station as defined in NFPA 72, or, when approved by the Fire Code Official, shall sound an audible signal at a constantly attended location. The fire alarm system installed to transmit such signals shall be considered a building fire alarm system.

38. **Section 903.4.3 of the CFC, first paragraph is deleted in its entirety and replaced with the following.**
903.4.3 Alarms. One exterior approved audible appliance shall be connected to every automatic sprinkler system in an approved location. Sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a building fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system. Interior alarm notification appliances shall be installed as required by this section or Section 903.4.3.1. A minimum of one audible appliance shall be installed in all occupancies subject to this section.

903.4.3.1 Where an automatic fire sprinkler system is installed in a building with more than one tenant or with over one hundred (100) sprinklers, audible and visible notification appliances shall be installed throughout the building as follows:

- a. Audible notification appliances shall be installed so as to be audible at fifteen (15) dBa above average sound pressure level throughout the building.
- b. Visible notification appliances shall be installed in all public and common use areas, restrooms and corridors in accordance with the spacing requirements of NFPA 72.
- c. Visible notification appliances can be eliminated in normally unoccupied portions of buildings where permitted by the Fire Code Official.

EXCEPTION: The requirements of this section do not apply to Group R-3 Occupancies.

39. **Section 904.14.2 of the CFC is deleted in its entirety and replaced with the following.**
904.14.2 System interconnection. The actuation of the fire extinguishing system shall automatically shut down power to the makeup air appliance and all fuel and electrical power located under the hood, except for the electrical power to the exhaust air supply. The fuel and electrical supply reset shall be manual.

40. **Section 904.14.5.2 of the CFC is deleted in its entirety and replaced with the following.**
904.14.5.2 Extinguishing system service. Automatic fire extinguishing systems shall be serviced by a CSLB licensed C-16 contractor or a CSFM licensed "A" licensee at least every six months and after any activation of the system. Inspection shall be performed by the owner at least monthly in accordance with the currently adopted edition of NFPA 17-A. The service contractor shall review the records of monthly inspections every six months, and deficiencies

shall be reported to the Fire Code Official. A service report shall be forwarded to the Fire Code Official by the licensed service contractor within 15 days after every service on the appropriate AES form.

41. **Section 907 of the CFC is amended to add Section 907.1.6 to read as follows:**

907.1.6 Multiple Fire Alarm Systems. Multiple fire alarm systems within a single protected premise are not permitted.

42. **Section 907.2 Exception 1 of the CFC is deleted in its entirety and replaced with the following.**

907.2 Exception 1. The manual fire alarm box is not required for fire alarm control units dedicated to elevator recall control.

43. **Section 907.6.4 of the CFC is amended to add Section 907.6.4.0 to read as follows:**

907.6.4.0 Zone transmittal. Where required by the Fire Code Official, fire alarm signals shall be transmitted by zone to the supervising station and retransmitted by zone to the public fire service communications center.

44. **Section 907.6.5 of the CFC is deleted in its entirety and replaced with the following:**

907.6.5 Access. Access shall be provided to each fire alarm system component for periodic inspection, maintenance and testing.

45. **Section 907.6.6 of the CFC is deleted in its entirety and replaced with the following:**

907.6.6 Monitoring. Fire alarm systems, whether required by this Chapter or the California Building Code or voluntarily installed, shall be monitored by an approved supervising station in accordance with NFPA 72 and this Section.

(Exceptions remain unchanged)

46. **Section 907.6.6 of the CFC is amended to add Section 907.6.6.0 to read as follows:**

907.6.6.0 Means of communication. The use of either POTS or cable telephone lines with a digital alarm communicator transmitter shall not be permitted.

EXCEPTION. Where no other communications methods are available, the use of telephone lines shall be permitted to be used on a temporary basis not to exceed one year from the date of final acceptance test or until permitted alternate means of communications are available.

47. **Section 907.7.2 of the CFC is deleted in its entirety and replaced with the following:**

907.7.2 Completion documents. The following documentation shall be provided at the time of acceptance testing for all fire alarm system installations:

1. A record of completion in accordance with NFPA 72.
2. A record of inspection and testing in accordance with NFPA 72.
3. A contractor's statement verifying that the system has been installed in accordance with the approved plans and specifications and has been 100% tested in accordance with NFPA 72.
4. A contractor's affidavit of personnel qualifications, indicating that all personnel involved with the installation of the fire alarm system meet the qualification requirements of the Fire Code Official.

48. **Section 907.8.2 of the CFC is amended to add Section 907.8.2.1 to read as follows:**
907.8.2.1 Testing of FACU Batteries. Batteries installed in the fire alarm control units and remote power supplies shall be verified for battery capacity based on the approved plans and battery calculations.

49. **Section 1205.1 of the CFC is amended to add Section 1205.1.1 to read as follows:**
1205.1.1 Signing and Marking. In addition to signing and marking requirements of the California Building Code and the California Residential Code, the following signing and marking is required:

1205.1.1.1 Main Panel Exterior Marking. A placard is required to be permanently affixed to the main service disconnect panel. The placard shall be red in color with white capital letters at least 1/2" in height and in a non-serif font, to read "SOLAR DISCONNECT INSIDE PANEL." The placard shall be constructed of weather-resistant, durable plastic with engraved letters, or other approved material.

1205.1.1.2 Circuit Disconnecting Means Marking. A permanent label is to be affixed adjacent to the circuit breaker controlling the inverter or other photovoltaic system electrical controller. The label shall have contrasting color capital letters at least 3/8" in height and in a non—serif font, to read "SOLAR DISCONNECT." The label shall be constructed of durable adhesive material or other approved material.

1205.1.1.3 Secondary Power Sources. Where photovoltaic systems are interconnected to battery systems, generator backup systems, or other secondary power systems, additional signage acceptable to the Fire Code Official shall be required indicating the location of the secondary power source shutoff switch.

1205.1.1.4 Installer Information. Signage acceptable to the Fire Code Official indicating the name and emergency telephone number of the installing contractor shall be required to be installed adjacent to the main disconnect.

50. **Section 1205.2 of the CFC is amended to modify Section 1205.2.1, by deleting Exceptions 1 and 2 of the California Fire Code.**

51. **Section 1205.2 of the CFC is amended to add Section 1205.2.1.4 to read as follows:**
1205.2.1.4 Hip and Valley Layout. Hip and Valley Layouts. Modules shall be located no closer than one and one-half feet (1-1/2') to a hip or valley if modules are to be placed on both sides of a hip or valley. Where modules are located on only one side of a hip or valley that is of equal length, the modules shall be permitted to be placed directly adjacent to the hip or valley.

52. **Section 1206 of the CFC is amended to add Section 1206.14 to read as follows:**
1206.14 Where stationary fuel cell power systems are installed inside any structure, signage acceptable to the Fire Code Official shall be required indicating the location of the stationary fuel cell power system. Placarding shall be required to read "FUEL CELL" in block letters 6" high with a 3/4" stroke on a contrasting background. The location of the signage shall be approved by the Fire Code Official.

53. **Section 1207.4.1.1 is added to the CFC to read as follows:**
1207.4.1.1 Energy storage systems (ESS) disconnect shall be located at or adjacent to the main electrical panel with appropriate placarding showing location of equipment and all shutdowns.

54. Section 1207 of the CFC is amended to add Section 1207.4.8-6 to read as follows:
1207.4.8-6 Where battery energy storage systems are installed inside any structure, signage acceptable to the Fire Code Official shall be required indicating the location of the battery energy storage system. Placarding shall be required to read "BESS" in block letters 6" high with a $\frac{3}{4}$ " stroke on a contrasting background. The location of the signage shall be approved by the Fire Code Official.

55. Section 5601.1.3 is deleted in its entirety and replaced with the following:
5601.1.3 Fireworks. The possession, manufacture, storage, sale, handling and use of fireworks are prohibited, including "Safe and Sane" fireworks, anywhere within the City limits.

EXCEPTION:

1. Except by duly issued permit for fireworks displays as authorized by the Fire Chief.

56. Section 5704.2.9.6.1 is amended to add Section 5704.2.9.6.1.0 to read as follows:
5704.2.9.6.1.0 Outdoor storage containers and portable tanks. Storage of Class 1 and Class II liquids in above ground tanks outside of buildings is prohibited within the limits established by law as the limits of the jurisdiction in which storage is prohibited except as permitted by the zoning ordinance.

EXCEPTIONS:

1. For marine fueling operations, a maximum of 2000 gallons of diesel fuel may be stored and dispensed from an above ground tank as approved by the Fire Chief.
2. Storage tanks of 500-gallons maximum capacity may be used only in conjunction with emergency generators as approved by the Fire Chief.

57. Section 6104.2 of the CFC is deleted in its entirety and replaced with the following:
6104.2 Maximum capacity within established limits. For the protection of heavily populated or congested areas, storage of liquified petroleum gas shall not exceed an aggregate capacity in any one mercantile occupancy of 200 gallons (757 L) or 40 5-gallon LPG tanks within the jurisdiction unless approved by the Fire Code Official.

EXCEPTION: In all other occupancy classifications, the capacity limit shall not exceed 10 5-gallon LPG containers or as determined by the Fire Code Official.

58. Section D103.2 of the CFC is deleted in its entirety and replaced with the following:
D103.2 Grade. Fire apparatus access roads shall not exceed fifteen (15) percent in grade with a maximum side slope of five (5) percent.

EXCEPTION: Grades steeper than fifteen (15) percent, if approved by the Fire Code Official, shall be paved with perpendicularly grooved concrete.

(Ord. 2022-04 § 1 (Exh. A), 2020-01 § 1, 2020; Ord. 2018-03 § 1 (Exh. A § 4), 2018).

SECTION 5. Codification. The City Clerk is hereby authorized and directed to codify the provisions of Exhibit A of this Ordinance into the Carmel-by-the-Sea Municipal Code.

INTRODUCED at a Regular City Council Meeting on January 13, 2026.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA on this 3rd day of February 2026, by the following vote:

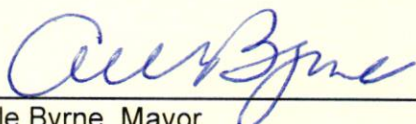
AYES: Councilmembers Baron, Buder, Delves, Dramov, and Mayor Byrne

NOES: None

ABSENT: None

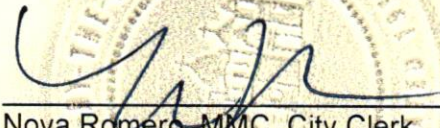
ABSTAIN: None

APPROVED:



Dale Byrne, Mayor

ATTEST:



Nova Romero, MMC, City Clerk

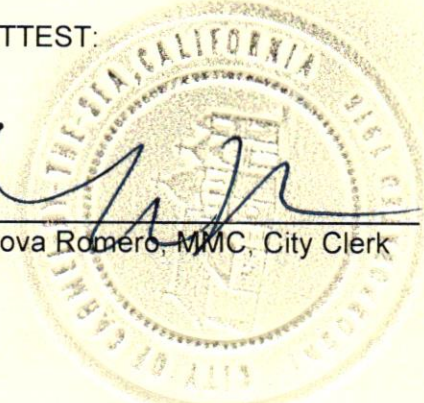


Exhibit A – Amendments to CMC Title 15