

ORDINANCE NO.787

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA ADOPTING AND AMENDING THE 2025 EDITION OF THE CALIFORNIA FIRE CODE, ADOPTING AND AMENDING THE 2024 EDITION OF THE INTERNATIONAL FIRE CODE AND REPEALING CHAPTER 15.28 OF THE MUNICIPAL CODE.

The City Council of the City of Loma Linda does hereby ordain as follows:

SECTION 1. Chapter 15.28 of Title 15 of the Loma Linda Municipal Code is hereby amended to read as follows:

Chapter 15.28

FIRE CODE

Sections:

15.28.010	Findings and Adoption of the California Fire Code and the International Fire Code
15.28.020	Definitions
15.28.030-810	Amendments to the California Fire Code and the International Fire Code

15.28.010 Findings and Adoption of the California Fire Code and the Internarional Fire Code

(a) FINDINGS. The City Council of the City of Loma Linda hereby finds and determines:

1. That the International Code Council (ICC) is a private organization which has been in existence for a period of at least three years.

2. That the International Fire Code (IFC), 2024 Edition, published by said organization, is a nationally recognized compilation of proposed rules, regulations, and standards of said organization.

3. That said International Fire Code has been printed and published as a code in book form within the meaning of Section 50022.2 et seq. of the California Government Code.

4. That the California Fire Code (CFC), also known as the California Code of Regulations, Title 24, Part 9 - a portion of the "California Building Standards Code" as defined in the "California Building Standards Law" commencing with Section 18901 of the Health and Safety Code - is assigned to the California Building Standards Commission, which by law is responsible for approving all building standards within the State of California. The 2025 edition of the California Fire Code incorporates by reference the 2024 edition of the International Fire Code, with necessary California amendments.

5. That one copy of the 2025 California Fire Code and 2024 International Fire Code, certified by the Clerk of the City of Loma Linda to be a true copy, have been filed for use and examination by the public in the Fire Prevention office of the Fire Department of the City of Loma Linda.

6. The sections of said California Fire Code and International Fire Code may be referred to by the number used in said published compilation, preceded by the words "California Fire Code Section" or "International Fire Code Section" or "Fire Code Section," and may also be referred to by additional reference to the Loma Linda Municipal Code and sections therein pertaining to said California Fire Code and International Fire Code.

7. That the additional requirements and standards established herein are needed to properly protect the health, safety, and welfare of the existing and future residents and workers within the City of Loma Linda. Said requirements and standards are reasonably necessary because of local climatic, geological, and topographical conditions, and comply with existing state laws and regulations. Express findings of local necessity supporting the additional requirements and standard listed herein are found in Resolution No. 3273 adopted by the City Council.

(b) ADOPTION OF THE CALIFORNIA FIRE CODE AND THE INTERNATIONAL FIRE CODE.

The City Council of the City of Loma Linda hereby adopts and amends the 2025 Edition of the California Fire Code, and California Fire Code Appendix Chapter 4, and California Fire Code Appendices B & bb, C & cc, and H; as compiled and adopted by the California Building Standards Commission.

The City Council of the City of Loma Linda hereby adopts the 2024 Edition of the International Fire Code, as compiled and published by the International Code Council.

15.28.020 Definitions.

(a) Wherever the word "Jurisdiction" is used in said Fire Code, it shall mean the City of Loma Linda.

(b) Wherever the term "Corporation Counsel" is used in said Fire Code, it shall mean the City Attorney for the City of Loma Linda.

(c) Wherever the term "Fire Department" is used in said Fire Code, it shall mean the Fire Department of the City of Loma Linda.

(d) An employee of the Fire Department of the City of Loma Linda, when enforcing the California Fire Code, the International Fire Code, the Loma Linda Municipal Code and other laws, rules and regulations relating to fire and life safety, fire prevention and fire investigation, shall be deemed a "Peace Officer" as those words are used in Section 830.31 of the California Penal Code.

15.28.030

Chapter 1 Scope and Administration is adopted in its entirety with the following amendments and additions:

Section 101.1 is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the *Fire Code* of the City of Loma Linda, hereinafter referred to as "this code."

15.28.040

Section 104.8 is hereby amended to read as follows:

104.8 Liability. The fire chief, the fire code official and other individuals charged by the fire chief with the control or extinguishment of any fire, the enforcement of this code or any other official duties, acting in good faith and without malice in the discharge of their duties, shall not thereby be rendered personally liable for any damage that may accrue to persons or property as a result of any act or by reason of any act or omission in the discharge of their duties. Any suit brought against the fire chief, fire code official or such individuals because of such act or omission performed in the

enforcement of any provision of such codes or other pertinent laws or ordinances implemented through the enforcement of this code or enforced by the code enforcement agency shall be defended by this jurisdiction until final termination of such proceedings, and any judgment resulting therefrom shall be assumed by this jurisdiction subject to the provisions of Government Code Section 825.

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

15.28.050

Section 104.10 is hereby amended to read as follows:

104.10 Fire investigations. The fire code official and the fire department shall have the authority to investigate the cause, origin and circumstances of any fire, explosion or other hazardous condition. Information that could be related to trade secrets or processes shall not be made part of the public record except as directed by a court of law.

15.28.060

Section 104.12 is hereby added to read as follows:

104.12 Cost Recovery. Fire suppression, investigation and rescue or emergency medical costs are recoverable in accordance with Health and Safety Code Sections 13009 and 13009.1.

Any person who negligently or intentionally, or in violation of law, causes an emergency response, including but not limited to, a traffic accident or spill of toxic or flammable fluids or chemicals, is liable for the costs of securing such emergency, including those costs set out in Health and Safety Code Section 13009 et seq. and Government Code Section 53150 et seq. Any expense incurred by the fire department for securing such an emergency situation shall constitute a debt of such person and shall be collectible by the public agency in the same manner as in the case of an obligation under contract, expressed or implied.

15.28.070

Section 104.13 is hereby added to read as follows:

104.13 Expense for Securing an Emergency. The expense of securing any emergency or hazard which is the result of a violation of this code or any other code, ordinance or State law, or any damages caused by malicious mischief requiring any corrective or preventive actions conducted by the fire department may be a charge against the person(s) or entity whose such emergency or action may constitute a debt of such person(s) or entity and shall be collectible as provided below.

1. The fire chief may impose the reasonable cost of fire prevention, fire suppression, and protection of the public from other safety hazards when a fire or hazardous condition results from any of the following activities or conditions:

- A. Manufacture, transportation, storage, handling, or spilling of hazardous chemicals, flammable or combustible liquids, explosives, or blasting agents as defined in Chapter 2 of this Code;
 - B. Failure to correct a hazardous condition for which a "Notice of Violation" or equivalent notice, has been previously given by the chief;
 - C. Use of welding equipment, cutting torch, tar pot, or other open flame device;
 - D. Permitting or causing the accumulation of hazardous or flammable materials;
 - E. Setting of a fire or allowing a fire to be set in violation of any code, ordinance, law or regulation;
 - F. Creating, allowing, or maintaining a fire hazard.
2. Determination to Charge Cost. Whenever the fire chief determines that the fire department or other public agency has incurred costs for fire suppression, fire prevention, or protection of the public safety when a fire or other hazardous condition has resulted from the activities specified in this section, he or she shall:
- A. Calculate the costs incurred;
 - B. Identify the person or persons to be charged for those costs; and
 - C. Send a report with this information to the City Clerk.
3. Calculation of Costs Incurred. The "costs incurred" shall include all necessary expenditures to correct the hazardous condition or extinguish the fire, including, but not limited to:
- A. The cost of personnel;
 - B. The cost of extinguishing agents;
 - C. The reasonable value of the use of City equipment;
 - D. The cost incurred by use of a private contractor to mitigate or remove the hazard or condition; and
 - E. Any and all administrative costs incurred pursuant to Chapter 3.28 of the Municipal Code.
4. Reimbursement Hearing Set. The City Clerk shall, thereupon, set the report and account for hearing by the City Council at a regular or adjourned meeting which will be held at least 14 calendar days after the date the Clerk mails the notice; and shall send by regular mail a Notice of said hearing to the person or entity to be charged at the person's or entity's address as shown on the last equalized tax assessor's roll, or as otherwise known to the City.
5. Notice to Person to be Charged. The Notice sent by the City Clerk to the responsible person(s) or entity shall contain:
- A. The name of the person(s) or entity sought to be charged;
 - B. The location, date, and time of the evidence upon which the claim for reimbursement is based;
 - C. The amount of, and the basis upon which claim for reimbursement is made;
 - D. The date, time and place of the hearing on the claim for reimbursement with a statement on the rights of the person or entity to be heard for presenting evidence at said hearing;
 - E. The fire chief's account of the sum claimed to be due.
6. Procedure for Hearing Before the City Council. At the hearing on the fire chief's account and other evidence upon which reimbursement is sought, the City Council

shall hear and consider evidence by the person or entity against which reimbursement is sought; and thereafter, confirm or disallow the account, in all or in part, and set forth in a resolution the amount of the account confirmed, if any. Thereafter, any amount confirmed by a resolution of the City Council shall become a debt owing to the City of Loma Linda and is collectible by the City in the same manner as in the case of an obligation under contract expressed or implied.

15.28.080

Section 105.2.5 is hereby added to read as follows:

105.2.5 Permit Fees. Permit fees as established by City Council Resolution shall be collected by the Finance Department. Proof of receipt shall accompany all applications for permit applications prior to inspection and approval by the fire code official.

15.28.090

Section 105.2.6 is hereby added to read as follows:

105.2.6 Fees Not Refundable. Permit fees shall not be refundable for any reason after initiation of inspection procedures.

15.28.100

Section 106.1.1 is hereby added to read as follows:

106.1.1 Inspection fees. The fire code official is authorized to collect appropriate fees for inspections according to City Council Resolution establishing fees.

15.28.110

Section 113.4 is hereby amended to read 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 an infraction, punishable by a fine of a fine of not more than one hundred dollars (\$100.00) for a first violation; a fine not exceeding two hundred dollars (\$200.00) for a second violation within one year; and a fine not exceeding five hundred dollars (\$500.00) for each additional violation of the within one year. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

15.28.120

Section 113.4.1 is hereby amended to read as follows:

113.4.1 Abatement of violation. In addition to the imposition of the penalties herein described, the fire code official is authorized to institute appropriate action to prevent unlawful construction or to restrain, correct or abate a violation; or to prevent illegal occupancy of a structure or premises;

or to stop an illegal act, conduct of business or occupancy of a structure on or about any premises. The expense of such action may be made a lien upon the property upon which such condition exists.

15.28.130

Section 114.4 is hereby amended to read as follows:

114.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to violation penalties pursuant to Section 109.4.

15.28.140

Sections 202 is hereby amended to add as follows:

202 General Definitions

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

GROUND COVER. A plant that naturally grows close to the ground and does not exceed 18 inches in height at full maturity.

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

15.28.150

Chapter 3, General Requirements, is adopted in its entirety with the following amendments and additions:

Section 304.1.3 is hereby revised as follows:

304.1.3 Vegetation. Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirement in wildland-urban interface areas shall be in accordance with the California Wildland-Urban Interface Code and Loma Linda Fire Department vegetation management guideline.

15.28.160

Section 305.6 is hereby added to read as follows:

305.6 Sparks from chimneys. Chimneys used in conjunction with fireplaces or heating appliances in which solid or liquid fuel is used shall be equipped and maintained with an approved spark arrester. The spark arrester shall be constructed of 24-gauge stainless steel, 12-gauge copper or brass, 19-gauge woven galvanized wire mesh, or of materials with equivalent heat and corrosion resistance. Openings shall not permit the passage of spheres having a diameter larger than 1/2 inch (13 mm) and shall not block the passage of spheres having a diameter of less than 3/8 inch (10 mm). The screen shall be mounted in or over all outside flue openings in a vertical or near vertical

position, adequately supported to prevent movement and visible from the ground. The net free area of the spark arrester shall not be less than 4 times the net free area of the outlet of the chimney.

15.28.170

Section 305.6 is hereby added as follows:

305.6 Outdoor fires. Outdoor fires shall be in accordance with Sections 305, 307, and 308 and with other applicable sections of this code.

305.6.1 Where prohibited. Outdoor fires shall not be built, ignited or maintained in fuel modification areas, Wildfire Risk Areas (WRA) and adopted Fire Hazard Severity Zones (FHSZ) or Special Fire Protection Areas (SFPA) or other locations where conditions could cause the spread of fire to the WRA, SFPA or FHSZ, except by permit from the fire code official.

Exceptions: A permit is not required for the following:

1. Fires in approved outdoor or portable fireplaces, fire pits, fire rings and similar devices at Group R occupancies that are installed and used in accordance with this code.
2. Outdoor fires at inhabited premises or official organized campsites or parks when located in a permanent or portable barbeque or grill, incinerator, or outdoor fireplace located at least 30 feet from combustible vegetation.
3. Installations or uses approved by the fire code official.

15.28.200

Chapter 4: Emergency Planning and Preparedness Adopt only the Sections listed below:

1. 401-401.9
2. 402
3. 403
4. 404.1
5. 404.5 – 404.6.6
6. 405
7. 406
8. 407

15.28.210

Chapter 5, Fire Service Features, is adopted in its entirety with the following amendments and additions:

Section 501.1 is hereby amended to read as follows:

501.1 Scope. Fire service features for buildings, structures and premises shall comply with this chapter and the City of Loma Linda Guideline for Fire Department Access & Water Requirements for Commercial & Residential Development, and the City of Loma Linda Guideline for Underground Piping for Private Hydrants & Sprinkler Supply Line.

15.28.220

Section 503.2.1 is hereby amended to read as follows:

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7315 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). Where fire apparatus access roads serve structures greater than 3 stories or more than 30 feet in height, they shall have an unobstructed width of not less than 26 feet (7925 mm).

Section 503.2.3 is hereby amended to read as follows:

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced with an approved concrete or asphalt covering so as to provide all-weather driving capabilities. Turf block, Ritter Rings, Turf Paver and other similar products shall not be used for fire department access surfacing.

Exception: When approved by the fire code official rural road where grades do not exceed 8%, the use of native materials or gravel, when compacted to 95%, can be utilized.

15.28.230

Section 503.2.7 is hereby amended to read as follows:

503.2.7 Grade. The grade of the fire apparatus access road shall be a maximum of twelve percent (12%).

Exception When approved by the fire code official the grade may exceed twelve percent (12%) for short distances when approved mitigation measures are utilized.

15.28.240

Section 503.4 is hereby amended to read as follows:

503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times. Any obstruction or impedance to reasonable access may be removed at the order of the fire code official or the fire department, with the expense of such removal to be borne by the owner of the roadway, or in the case of an obstructing vehicle or object, by the owner of said vehicle or object.

15.28.250

Section 504.5 is hereby added as follows:

504.5 Escape window access. Where escape windows are required by Section 1031.2, fire department access shall be provided to the escape window. An unobstructed setback area shall be provided. The minimum setback distance shall be calculated $((H/5)+2)+P=$ Clear space required.

Where:

H = Height of the windowsill measured from the exterior ground surface

P = 3' ladder pad

15.28.260

Section 504.5.1 is hereby added as follows:

504.5.1 Ladder Pad. Where a laddering pad is required, it shall be free of obstructions and vegetation for a minimum of 3-foot x 3-foot area. The laddering pad shall be a firm surface such as compacted decomposed granite, concrete, pavers, or asphalt. The laddering pad shall be placed at a distance from the structure as calculated by Section 504.5.

15.28.270

Section 505.1 hereby amended to read as follows:

505.1 Address Identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. Address numbers and building identification shall contrast with their background. Address numbers and building identification shall be Arabic numerals or alphabet letters. New residential buildings that contain not more than two dwelling units shall have minimum 4 inch (102 mm) high numbers, with a minimum stroke width of ½ inch (13 mm), and shall be internally illuminated by means of a low voltage power source during the hours of darkness. Where building setbacks exceed 100 feet (30 m) from the street or road, additional non-illuminated 4 inch (102 mm) numbers shall be displayed at the property entrance. Other buildings shall have minimum 8 inch (203 mm) high numbers, with a minimum stroke width of 1 inch (25 mm). Such address numbers shall be electrically illuminated by an internal or external source during the hours of darkness. Buildings with a total floor area of 100,000 square feet (9290 m²) or greater shall have minimum 12 inch (305 mm) high numbers, with a minimum stroke width of 1½ inches (38 mm). Such address numbers shall be electrically illuminated by an internal or external source during the hours of darkness. Where building setbacks exceed 200 feet (61 m) from the street or road, additional non-illuminated 6 inch (152 mm) high numbers shall be displayed at the property entrance. Individual suite addresses shall be displayed with minimum 4 inch (102 mm) high contrasting numbers or letters placed on the front and rear doors of tenant areas in buildings, where applicable.

15.28.290

Section 509.3 is hereby added to read as follows:

509.3 Access to equipment in multi-unit buildings. When automatic fire sprinkler systems or fire alarm systems are installed in buildings constructed for multiple tenants and these systems protect multiple tenant spaces, the main controls and control appurtenances, such as risers, fire alarm control panels, and valves for such systems, shall be located in an attached or included room or an approved weather-resistant enclosure with at least one exterior access door of not less than 3'-0" by 6'-8".

15.28.310

Section 901.11 hereby added to read as follows:

901.11 Problematic systems. In the event of a failure of a fire protection system or 2 or more alarms in a week where the fire code official finds no evidence of a situation requiring a response,

the fire code official is authorized to require the building owner or occupant to provide with at least one approved means for notification of the Fire Department and the building to be placed on fire watch by a trained third party company.

15.28.320

Section 903.2 is hereby amended as follows:

903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in this section as follows:

- a) **New buildings:** In addition to the requirements of section 903.2.1 through 903.2.21, approved automatic sprinkler systems in new buildings and structures shall be provided when the gross area of the building exceeds 200 ft² .

Exception: Group R-3, occupancies shall comply with sections 903.2.8

- b) **Alteration:** When the floor area of the Alteration within any two-year period exceeds 50% of area of the existing structure and the existing structure exceeds 5,000 ft².
- c) **Addition:** Sprinkler protection shall be provided throughout the entire building when:
1. Existing building less than 5,000 ft²: where 33% or more is added and the gross floor areas exceeds 5,000 ft².
 2. Existing building equal or greater than 5,000 ft²: where more than 2,000 ft² is added.

15.28.330

Section 903.2.8 is hereby amended as follows:

903.2.8. Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area as follows:

- a) New buildings: An automatic sprinkler system shall be installed throughout all new buildings.
- b) Existing buildings: An automatic sprinkler system shall be installed throughout when one of the following conditions exists:
1. When an addition is 33% or more of the existing building area, as defined in Chapter 2, and greater than 1000 square feet (92.903 m²) within a two-year period; or
 2. An addition when the existing building is already provided with automatic sprinklers; or
 3. When an existing Group R Occupancy is being substantially renovated, and where the scope of the renovation is such that the Building/Fire Code Official determined that the complexity of installing a sprinkler system would be similar as in a new building.

15.28.340

Section 903.3.5.3 is hereby added to read as follows:

903.3.5.3 Water supply for areas without City water service. In areas without City water service, buildings where the fire area exceeds 200 square feet (19 m²) shall be provided with an approved automatic sprinkler system. Group R-3 occupancies shall be provided with on-site water storage for a minimum 10 minute sprinkler demand. When approved by the fire code

official, on-site water storage for other than Group R occupancies may be reduced to that required for an approved 30 minute sprinkler demand. These flows and duration do not consider the needs required to provide domestic service. All sprinkler systems shall be suitably freeze-protected for climatic conditions when necessary.

Exception: When approved by the fire code official, detached Group U private garages accessory to a Group R-3 occupancy, when located 50 feet (15,240 mm) or more from property lines or dwellings.

Section 903.3.5.4 is hereby added to read as follows:

903.3.5.4 Hydraulically calculated systems. The design of hydraulically calculated fire sprinkler systems shall not exceed 90% of the water supply capacity.

Section 903.3.5.5 is hereby added to read as follows:

903.3.5.5 Backflow Prevention. Automatic fire sprinkler systems installed in one and two family dwellings, Group R-3 occupancies, and townhomes, shall be provided with a modified passive purge system designed in accordance with NFPA 13D.

Exception: When an automatic fire sprinkler system is installed with an approved backflow assembly valve to protect the public water supply source.

15.28.350

Section 903.4 is hereby amended by modifying item 1, deleting item 5 and 8, and renumbering the Exceptions as follows:

1. Automatic sprinkler systems protecting one- and two-family dwellings. Exterior alarm specified by Section 903.4.3 shall apply.
2. Limited area systems in accordance with Section 903.3.8, provided that backflow prevention device test valves located in limited area sprinkler system supply piping shall be locked in the open position unless supplying an occupancy required to be equipped with a fire alarm system, in which case the backflow preventer valves shall be electrically supervised by a tamper switch installed in accordance with NFPA 72 and separately annunciated.
3. Automatic sprinkler systems installed in accordance with NFPA 13R where a common supply main is used to supply both domestic water and the automatic sprinkler system, and a separate shutoff valve for the automatic sprinkler system is not provided.
4. Jockey pump control valves that are sealed or locked in the open position.
5. Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position.
6. Trim valves to pressure switches in dry, pre-action and deluge sprinkler systems that are sealed or locked in the open position.

15.28.360

Section 903.7 is hereby added to read as follows:

903.7 Area Increase and Reconstruction. Every existing building or structure relocated or moved onto a property, every building or structure which as a result of fire, earthquake, or other disaster requires demolition and reconstruction exceeding fifty percent (50%) of its original area; or every existing building or structure receiving an addition exceeding fifty percent (50%) of the original area, or a remodel that involves demolition, relocation or reconstruction of existing walls or other structural members exceeding fifty percent (50%) of the original area, or a combination addition and/or remodel, shall have an approved automatic sprinkler system installed throughout therein.

15.28.370

Section 903.8 is hereby added to read as follows:

903.8 Change in Use. Changes made in the character or use of an occupancy shall be approved by the building official and the chief. When there is a change of use or occupancy of a building which exceeds 5,000 square feet in floor area which would place the building in a different division of the same group of occupancy or in a different group of occupancies, the occupancy shall be provided with an approved automatic sprinkler system throughout, unless the proposed use is less hazardous based on fire or life safety risk, than the existing use.

15.28.380

Section 905.3.1 is hereby amended to read as follows

905.3.1 Height. In other than Group R-3 and R3.1 occupancies, Class I standpipe systems shall be installed throughout at each floor where any of the following occur:

1. Buildings where the floor level of the highest story is located more than 30 feet (9144mm) above the lowest level of fire department vehicle access.
2. Buildings are three or more stories in height.
3. Buildings where the floor level of the lowest story is located more than 30 feet (9144mm) below the highest level of fire department vehicle access.
4. Buildings that are two or more stories below the highest level of fire department vehicle access.

15.28.400

Section 910.2 is hereby amended to read as follows:

910.2 General. Where required by this code or otherwise installed, smoke and heat vents or mechanical smoke exhaust systems and draft curtains shall conform to the requirements of this section.

Exceptions:

1. Frozen food warehouses used solely for storage of Class I and II commodities where protected by an approved automatic sprinkler system.
2. Deleted.
3. Deleted.

15.28.410

Section 912.2 is hereby amended to read 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 fire department connection shall be located within 100 feet of a public fire hydrant. The fire hydrant that supports the FDC shall be on the same side of the street. A vehicle access

15.28.460

Chapter 11 Construction Requirements for Existing Buildings. Adopt only those Sections and Subsections listed below:

1. 11.3.3.3
2. 1103.7
3. 1103.7.3
4. 1103.7.3.1
5. 1103.7.8 – 1103.7.8.2
6. 1103.7.9 – 1103.7.9.10
7. 1103.8 – 1103.8.5.3
8. 1103.9.1
9. 1107
10. 1113
11. 1114
12. 1115
13. 1116

15.28.500

Section 5001.5.2 is hereby amended by modifying the starting paragraph as follows:

5001.5.2 Hazardous Materials Inventory Statement (HMIS). Where required by the fire code official, an application for a permit shall include City of Loma Linda Classification Disclosure Statement, which shall be completed and approved prior to approval of plans, and/or the storage, use or handling of chemicals on the premises. The Chemical Classification Disclosure Statement shall include the following information and formatted as specified in the City of Loma Linda Chemical Classification Disclosure Statement:

1. Product Name
2. Component
3. Chemical Abstract Service (CAS) number
4. Location where stored or used.
5. Container size
6. Hazard classification
7. Amount in storage
8. Amount in use-closed systems
9. Amount in use-open systems.

15.28.510

Section 5501.1.3 is hereby added as follows:

5501.1.3 Flammable Cryogenic Fluids. Flammable cryogenic fluids shall not be permitted to be stored, dispensed, or used unless approved by the fire code official. The fire code official shall determine if such storage, dispensing, or use will not create an unacceptable threat to the occupants and property owners.

15.28.520

Section 5601.2.5 is hereby added as follows:

5601.2.5 Retail Fireworks. The storage, use, sale, possession, and handling of fireworks 1.4G (commonly referred to as Safe & Sane) and fireworks 1.3G is prohibited.
Exception: Fireworks 1.4G and fireworks 1.3G may be part of an electrically fired public display when permitted and conducted by a licensed pyrotechnic operator

15.28.530

Section 5601.3.2 is hereby added as follows:

Seizure of Fireworks. The fire code official shall have the authority to seize, take, remove all fireworks stored, sold, offered for sale, used or handled in violation of the provisions of Title 19 CCR, Chapter 6. Any seizure or removal pursuant to this section shall be in compliance with all applicable statutory, constitutional, and decisional law.

15.28.540

Section 5608.2 is hereby added as follows:

5608.2 Firing. All fireworks displays shall be electrically fired.

15.28.550

Section 5614 is hereby added as follows:

5614 Explosives and blasting. Explosives and blasting agents shall not be possessed, kept, stored, sold, offered for sale, given away, used, discharged, transported or disposed of within wildland-urban interface areas, or hazardous fire areas except by permit from the fire code official.

15.28.570

Section 5707.1 is hereby added as follows:

Sections 5707.1 General. On-demand mobile fueling operations that dispense Class I, II and III liquids into the fuel tanks of motor vehicles shall be prohibited.

15.28.580

Sections 5707.2 through 5707.6 are hereby deleted without replacement.

15.28.590

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

15.28.600

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

Section 16.12.3.3 is hereby revised as follows:

16.12.3.3 Fire department connections (FDC) shall be of an approved type. The FDC shall contain a minimum of two 2 ½” inlets. The location shall be approved and be no more than 100 feet from a public hydrant. The FDC may be located within 100 feet of a private fire hydrant when approved by the fire code official. The size of piping and the number of inlets shall be approved by the fire code official. If acceptable to the water authority, it may be installed on the backflow assembly. Fire department inlet connections shall be painted OSHA safety red. When the fire sprinkler density design requires 500 gpm (including inside hose stream demand) or greater, or a standpipe system is included, four 2 ½” inlets shall be provided.

Section 9.4.3.1 is hereby revised 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) Quick-response type as defined in 3.3.223.4.16
- (2) Residential sprinklers in accordance with the requirements of 9.4.3.1
- (3) Quick response CMSA sprinklers
- (4) ESFR sprinklers
- (5) Standard-response sprinklers used for modifications or additions to existing light hazard systems equipped with standard-response sprinklers
- (6) Standard-response sprinklers used where individual standard-response sprinklers are replaced in existing light hazard systems

Section 9.2.1.7 is hereby revised as follows:

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

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 “D”. Use is considered undetermined if a specific tenant/occupant is not identified at the time the sprinkler plan is submitted. Where a subsequent 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 occupancy.

Section 16.9.10.2 is hereby deleted without replacement.

Section 16.9.10.3 is hereby deleted without replacement.

Section 16.9.10.4 is hereby deleted without replacement.

15.28.610

NFPA 13D 2022 Edition, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes is hereby amended as follows:

Section 7.1.2 is hereby revised as follows:

7.1.2 The system piping shall not have a separate control valve unless supervised by a central station, proprietary, or remote station alarm service.

15.28.630

NFPA 24, 2025 Edition, Standard for the Installation of Private Fire Service Mains and Their Appurtenances is hereby amended as follows:

Section 6.2.9* (3) and (5) is hereby deleted without replacement and (6) and (7) renumbered as follows:

(5) Control Valves installed in a fire-rated room accessible from the exterior.

(6) Control valves in a fire-rated stair enclosure accessible from the exterior as permitted by the authority having jurisdiction.

Section 6.2.9* (2) is hereby revised as follows:

(2) When approved by the fire code official, a wall post indicating valve.

Section 6.3.3 is hereby added as follows:

Section 6.3.3 All post indicator valves controlling fire suppression water supplies shall be painted OSHA red.

Section 10.1.5 is hereby added as follows:

10.1.5 All ferrous pipe shall be coated and wrapped. Joints shall be coated and wrapped after assembly. All fittings shall be protected with a loose 8-mil polyethylene tube. The ends of the tube 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 103.8 Bolts is hereby added as follows:

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

Section 10.4.1.1 is hereby revised as follows:

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

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

Section 10.4.3.1 is hereby deleted and replaced as follows:

10.4.3.1 Where fire service mains enter the building adjacent to the foundation,-the pipe may run under a building to a maximum of 24 inches, as measured from the interior face of the exterior wall to the center of the vertical pipe. The pipe under the building or building foundation shall be 304 or 316 stainless steel and shall not contain mechanical joints or it shall comply with 10.6.2.

Section 10.4.3.1.1 is hereby revised as follows:

8.1.1.1.1 Pipe joints shall not be located under foundation footings. The pipe under the building or building foundation shall be 304 or 316 stainless steel and shall not contain mechanical joints.

15.28.640

Appendix A is deleted in its entirety.

15.28.650

Appendix B is adopted in its entirety with the following amendments.

15.28.660

Section B105.2 of Appendix B is hereby amended by amending the Exception to read as follow:

Exception: A reduction in required fire-flow of up to 50 percent (50%), as approved, is allowed when the building is provided with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (5678 L/min) for the prescribed duration as specified in Table B105.1.

15.28.670

Section B-107 is hereby added to read as follows:

Section B-107
Underground Fire Loop Requirements

B- 107.1 General: Commercial; Industrial; Institutional; Multi-Family Residential, will require a dedicated Two (2) point of connection looped fire water system fed from appropriately sized water mains.

B-107.2 Specifics: Any development within the City of Loma Linda that consists of more than a single structure on a commercially developed site; multiple floor commercial structures; multi-family commercial residences or fire flow requirements in excess of 2000 gpm will require a two point of connection full looped fire supply to the development. All required onsite fire hydrants will be supplied from this looped system and will be private to the development.

Exception: When approved by the fire code official.

15.28.680

Appendix C is adopted in its entirety with the following amendments:

Section C103.1 is hereby revised as follows:

C103.1 Hydrant Spacing. Fire apparatus access roads and public streets providing required access to buildings in accordance with Section 503 shall be provided with one or more fire hydrants, as determined by Section C102.1. Where more than one fire hydrant is required, the distance between required fire hydrants shall not exceed 300 feet, measured along the fire department access route. In locations where it is impractical to place a fire hydrant 40 feet from the protected structure the hydrant spacing shall be reduced to 150 feet.

Section C103.2 Average Spacing is hereby deleted without replacement.

Section C103.3 Maximum Spacing is hereby deleted without replacement.

15.28.690 Appendix CC is adopted in its entirety without amendments:

15.28.700 Appendix D is deleted in its entirety.

15.28.710 Appendix E is deleted in its entirety.

15.28.720 Appendix F is deleted in its entirety.

15.28.730 Appendix G is deleted in its entirety.

15.28.750 Appendix I is deleted in its entirety.

15.28.760 Appendix J is deleted in its entirety.

15.28.770 Appendix K is deleted in its entirety.

15.28.780 Appendix L is deleted in its entirety.

15.28.790 Appendix M is deleted in its entirety.

15.28.800 Appendix N is deleted in its entirety.

15.28.810 Appendix O is deleted in its entirety.

Appendix P is deleted in its entirety.

Appendix Q is deleted in its entirety.

The remainder of the section remains as adopted.

SECTION 2. Repealer. Loma Linda Municipal Code Chapter 15.28 is hereby repealed and replaced as specified in this Ordinance.

SECTION 3. Penalties. If any person shall violate any of the provisions of this Ordinance, or fail to comply with any of the mandatory requirements of this Ordinance, he shall be guilty of an infraction. Any person convicted of an infraction under the provisions of a City Ordinance shall be punishable by (1) a fine of not more than one hundred dollars (\$100.00) for a first violation; (2) a fine not exceeding two hundred dollars (\$200.00) for a second violation of the same Ordinance within one year and (3) a fine not exceeding five hundred dollars (\$500.00) for each additional violation of the same Ordinance within one year. Each such person shall be deemed guilty of a separate offense for every day during such portion of which any violation of this Ordinance is committed, continued or permitted by such person, and shall be punishable therefore as provided by this Ordinance.

SECTION 4. Validity. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such holding or holdings shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, clause sentence and phrase thereof, irrespective of the fact that any one or more sections, subsections, clauses, sentences or phrases be declared invalid.

SECTION 5. Posting. Prior to the expiration of 15 days from its passage, the City clerk shall cause this Ordinance to be posted pursuant to law in 3 public places designated for such purpose by the City Council.

This Ordinance was introduced at the regular meeting of the City Council of the City of Loma Linda, California, held on the 14th day of October 2025 and was adopted on the 18th day of November 2025 by the attached vote to wit:

Phillip Dupper, Mayor

Attest:

Lynette Arreola, City Clerk

I, Lynette Arreola, City Clerk of the City of Loma Linda, State of California, do hereby certify that the foregoing Ordinance No. 787 was introduced at the regular meeting of the City Council of the City of Loma Linda, California, held on the 14th day of October 2025 and was duly adopted on the 18th day of November 2025 by the attached vote to wit:

AYES:	Dailey, Dupper, Rigsby, Spencer
NOES:	None
ABSENT:	Popescu
ABSTAIN:	None

IN WITNESS WHEREOF I have hereto set my hand or affixed the Seal of the City of Loma Linda this 18th day of November 2025.

Lynette Arreola, City Clerk
City of Loma Linda