

## ORDINANCE NO. 1226

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CYPRESS AMENDING SECTIONS 5-3 OF CHAPTER 5 OF THE CYPRESS MUNICIPAL CODE, AND THEREBY ADOPTING BY REFERENCE THE CALIFORNIA FIRE CODE, 2025 EDITION, WITH CERTAIN AMENDMENTS AND REPEALING ORDINANCE NO. 1202

THE CITY COUNCIL OF THE CITY OF CYPRESS DOES HEREBY ORDAIN AS FOLLOWS:

**SECTION I.** Section 5-3 of Chapter 5 of the Municipal Code of the City of Cypress is hereby amended to read as follows:

“Sec. 5-3” California Fire Code, Adoption, Amendments.

(a) **Section 5-3.010. *Adopted.*** An ordinance of the City of Cypress adopting the California Fire Code, 2025 Edition, based on the 2024 International Fire Code, regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises in the City of Cypress; providing for the issuance of permits and collection of fees therefore; repealing Ordinance No. 1161 of the City of Cypress and all other ordinances and parts of the ordinances in conflict therewith.

For the purpose of prescribing regulations and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided, the following fire codes subject to the modifications set forth in this Chapter, are hereby adopted: the California Fire Code, 2025 Edition, based on the 2024 International Fire Code as published by the International Code Council as amended by this chapter shall constitute the Fire Regulations of the City of Cypress. Where the California Code of Regulations and State Building Standards Code of Regulations differ from any sections of the Fire Code, State regulations shall prevail over the Fire Code.

One (1) copy of all the above codes and standards therefore are on file in the office of the fire code 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 Fire Code shall not take effect until a resolution for such fees is adopted by the Orange County Fire Authority Board of Directors pursuant to California Government Code Sections 66016 and 66020.

(b) **Section 5-3.020 *Enforcement and inspections.*** The California Fire Code with amendments shall be enforced by the Orange County Fire Authority, which shall be operated under the Fire Chief of the Orange County Fire Authority. The Fire Chief of the Orange County Fire Authority may detail such members of the fire authority as inspectors as shall be necessary from time to time.”

**SECTION II.** Section 5-3.030 of Chapter 5 of the Municipal Code of the City of Cypress is hereby repealed. In its place, Section 5-3.030 shall include the following amendments to the California Fire Code, and shall read as follows:

(c) **Section 5-3.030 *Amendments and Findings.***

## FINDINGS

- I. Climatic Conditions
  - A. Orange County is located in a semi-arid Mediterranean type climate. It annually experiences extended periods of high temperatures with little or no precipitation. Hot, dry (Santas Ana) winds, which may reach speeds of 70

M.P.H. or greater, are also common to the area. These climatic conditions cause extreme drying of vegetation and common building materials. Frequent periods of drought and low humidity add to the fire danger. This predisposes the area to large destructive fires (conflagration). In addition to directly damaging or destroying buildings, these fires are also prone to disrupt utility services throughout the County. Obstacles generated by strong wind, such as fallen trees, streetlights and utility poles will greatly impact the response time to reach an incident scene.

- B. The climate alternates between extended periods of drought and brief flooding conditions. Flood conditions may affect the Orange County Fire Authority's ability to respond to a fire or emergency condition. Floods also disrupt utility services to buildings and facilities within the County.
- C. Water demand in this densely populated area far exceeds the quantity supplied by natural precipitation; and although the population continues to grow, the already-taxed water supply does not. Due to storage capacities and consumption, and a limited amount of rainfall, future water allocation is not fully dependable. This necessitates the need for additional and on-site fire protection features.
- D. These dry climatic conditions and winds contribute to the rapid spread of even small fires originating in high-density housing or vegetation. These fires spread very quickly and create a need for increased levels of fire protection. The added protection of fire sprinkler systems and other fire protection features will supplement normal fire department response by providing immediate protection for the building occupants and by containing

and controlling the fire spread to the area of origin. Fire sprinkler systems will also reduce the use of water for firefighting by as much as 50 to 75 percent.

## II. Topographical conditions

- A. Natural; slopes of 15 percent or greater generally occur throughout the foothills of Orange County. The elevation change caused by the hills creates the geological foundation on which communities with Orange County are built and will continue to build. With much of the populated flatlands already built upon, future growth will occur steeper slopes and greater constraints in terrain.
- B. Traffic and circulation congestion is an artificially created, obstructive topographical condition, which is common throughout Orange County.
- C. These topographical conditions combine to create a situation that places fire department response time to fire occurrences at risk and makes it necessary to provide automatic on-site fire-extinguishing systems and other protection measures to protect occupants and property.

## III. Geological Conditions

The Orange County region is a densely populated area that has buildings constructed over and near a vast and complex network of faults that are believed to be capable of producing future earthquakes similar or greater in size than the 1994 Northridge and the 1971 Sylmar earthquakes. Earthquake faults run along the northeast and southwest boundaries of Orange County. The Newport-Inglewood Fault, located within Orange County was the source of the destructive 1933 Long Beach earthquake (6.3 magnitude) which took 120 lives and damaged buildings in an area from Laguna Beach to Marina Del Rey to Whittier. In December 1989, another earthquake occurred in the jurisdiction of Irvine at an unknown fault line. Regional planning for reoccurrence of earthquakes is recommended by the state of California, Department of Conservation.

- A. Previous earthquakes have been accompanied by disruption of traffic flow and fires. A severe seismic event has the potential to negatively impact any rescue or fire suppression activities because it is likely to create obstacles similar to those indicated under the high wind section above. The October 17, 1989, Santa Cruz earthquake resulted in one major fire in the Marina District (San Francisco). When combined with the 34 other fires locally and over 500 responses, the department was taxed to its fullest capabilities. The Marina fire was difficult to contain because mains supplying water to the district burst during the earthquake. This situation creates the need for both additional fire protection and automatic on-site fire protection for building occupants. State Department of Conservation noted in their 1988 report (Planning Scenario on a Major Earthquake on the Newport-Inglewood Fault Zone, page 59), "unfortunately, barely meeting the minimum earthquake standards of building codes places a building on the verge of being legally unsafe."
- B. Road circulation features located throughout the County also make amendments reasonably necessary. Located through the County are major roadways, highways and flood control channels that create barriers and slow response times. Hills, slopes, street, and storm drain design combined with occasional heavy rainfall, cause roadway flooding and landslides, and at times may make an emergency access route impassable. There are areas in Orange County that naturally have extended emergency response times that exceed the 5-minute goal.
- C. Soils throughout the County possess corrosive properties that reduce the expected usable life of water services when metallic pipes are in contact with soils.

Due to the topographical conditions of sprawling development separated by waterways and narrow and congested streets and the expected infrastructure damage inherent in seismic zone described above, it is prudent to rely on automatic fire sprinkler systems to mitigate extended fire department response time and keep fires manageable with reduced fire flow (water) resources available for a given structure. Additional fire protection is also justified to match the current resources of firefighting equipment and personnel within the Orange County Fire Authority.

## Amendments

### Chapter 1 Scope and Administration

**Chapter 1 General Requirements** is adopted in only those sections and subsections adopted by SFM with the following amendments:

**Section 113.4 Violation penalties** is hereby revised 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 shall fail to comply with any issued orders or notices 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 subject to penalties assessed as prescribed in the OCFA Prevention Field Services adopted fee schedule. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

**Section 113.4.2 Infraction and misdemeanor** is hereby added as follows:

**113.4.2 Infraction and misdemeanor.** Persons operating or maintaining any occupancy, premises or vehicle subject to this code that shall permit any fire or life safety hazard to exist on premises under their control shall be guilty of an infraction.

Persons who fail to take immediate action to abate a fire or life safety hazard when ordered or notified to do so by the chief or a duly authorized representative are guilty of a misdemeanor.

## Chapter 2 Definitions

**Chapter 2 Definitions** is adopted in its entirety as amended by the SFM with the following amendments:

**Sections 202 General Definitions** is hereby revised by adding “OCFA,” and “Spark Arrester” as follows:

**OCFA:** Orange County Fire Authority, fire authority having jurisdiction.

**SPARK ARRESTER.** A listed device constructed of noncombustible material specifically for the purpose of meeting one of the following conditions:

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

## Chapter 3 General Requirements

**Chapter 3 General Requirements** is adopted in only those sections and subsections adopted by the SFM with the following amendments:

**Section 304.1.3 Vegetation** 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 urban-wildland interface areas shall be in accordance with *Part 7, the California Wildland-Urban Interface Code. Type, amount, arrangement, and maintenance of vegetation in a fuel modification area, interior slope, or similarly hazardous area shall be in accordance with OCFA Guideline C- 05 “Vegetation Management Guideline— Technical Design for New Construction, Fuel Modification Plans, and Maintenance Program.”*

**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
2. when an official sign was caused to be posted by the fire code official, or a public announcement is made

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 revised as follows:

**SECTION 307 OPEN BURNING, RECREATIONAL FIRES, FIRE PITS, FIRE RINGS, AND PORTABLE OUTDOOR FIREPLACES**

**Sections 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 307.6.2.1 Where prohibited** is hereby added as follows:

**307.6.2.1 Where prohibited.** *The burning of wood and other solid fuels shall not be conducted within a fuel modification zone, Wildfire Risk Area (WRA), Wildland-Urban Interface Area (WUI), or in locations where conditions could cause the spread of fire to the WRA or WUI.*

**Exceptions:**

1. Permanent fireplaces that are not located in a fuel modification zone.
2. Where determined by the Fire Code Official that the location or design of the device should reasonably prevent the start of a wildfire.

**Section 324 Fuel Modification Requirements for New Construction** is hereby added as follows:

**324.1 Fuel Modification Requirements for New Construction.** *All new structures and facilities adjoining land containing hazardous combustible vegetation shall be approved and in accordance with the requirements of OCFA Guideline C-05 "Vegetation Management Guideline – Technical Design for New Construction Fuel Modification Plans and Maintenance Program."*

**Section 325 Clearance of brush or vegetation growth from roadways** is hereby added as follows:

**325.1 Clearance of brush or vegetation growth from roadways.** *The fire code official is authorized to cause areas within 10 feet (3048 mm) on each side of portions of highways and private streets which are improved, designed or ordinarily used for vehicular traffic, to be cleared of flammable vegetation and other combustible growth. Measurement shall be from the flow-line or the end of the improved edge of the roadway surfaces.*

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

**Section 326 Unusual Circumstances** is hereby added as follows:

**326.1 Unusual circumstances.** *The fire code official may suspend enforcement of the vegetation management requirements and require reasonable alternative measures designed to advance the purpose of this code if determined that in any specific case that any of the following conditions exist:*

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

**Section 327 Use of Equipment** is hereby added as follows:

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

**Exceptions:**

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

**Section 327.2 Use of Equipment and Devices Generating Heat, Sparks or Open Flames** is hereby added as follows:

**327.2 Equipment and devices generating heat, sparks or open flames.**

During any time of the year within Wildfire Risk Areas, within or immediately adjacent to any forest- or brush-covered land or non-irrigated grass-covered land, no person shall use or operate any welding equipment, cutting torches, tar pots, grinding devices, or other tools or equipment that may produce a spark, fire, or flame that could result in a wildfire without doing the following:

1. First clearing away all flammable material, including snags, from the area around such operation for a distance of 30 feet or other approved method to reduce fire spread into the wildlands. If 30-foot clearing cannot be achieved, then an alternate method shall be approved by the AHJ prior to work starting.
2. Maintain one serviceable round point shovel with an overall length of not less than forty-six (46) inches and one backpack pump water-type fire extinguisher fully equipped and ready for use at the immediate area during the operation.
3. Stop work when winds are 8 MPH or greater during periods when relative humidity is less than 25%, or a red flag condition has been declared or public announcement is made, when an official sign was caused to be posted by the fire code official, or when such fires present a hazard as determined by the fire code official.
4. Keep a cell phone nearby and call 911 immediately in case of fire.

**Section 327.3 Spark Arresters** is hereby added as follows:

**327.3 Spark arresters.** Spark arresters shall comply with Section 202, and when affixed to the exhaust system of engines or vehicles subject to Section 327 shall not be placed or mounted in such a manner as to allow flames or heat from the exhaust system to ignite any flammable material.

## Chapter 4 Emergency Planning and Preparedness

**Chapter 4: Emergency Planning and Preparedness** is adopted in only those sections and subsections adopted by the SFM with the following amendment:

**Section 407.5** is revised as follows:

**407.5 Hazardous Materials Inventory Statement.** Where required by the fire code official, each application for a permit shall follow OCFA Guideline G-04 "Completion of the Chemical Classification" in accordance with Section 5001.5.2.

## Chapter 5 Fire Service Features

**Chapter 5 Fire Service Features** is adopted in its entirety as amended by the SFM with the following amendments:

**SECTION 501.1 Scope** is revised as follows:

**501.1 Scope.** Fire service features for buildings, structures and premises shall comply with this chapter *and, where required by the fire code official, with OCFA Guideline B-01, "Fire Master Plans for Commercial & Residential Development."*

**Section 510.1 Emergency responder communications enhancement systems in new buildings** is hereby deleted and replaced as follows:

**510.1 Emergency responder radio coverage in new buildings.** *All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems utilized by the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. The Emergency Responder Radio Coverage System shall comply with the requirements of the Orange County Sheriff's Department, Communications and Technology Division and, where the functionality or performance requirements in the California Fire Code are more stringent, this code.*

**Exceptions:**

1. In buildings or structures where it is determined by the fire code official that the radio coverage system is not needed, including but not limited to the following:
  - a. Existing buildings or structures, unless required by the Building Official and OCFA for buildings and structures undergoing extensive remodel and/or expansion.
  - b. Elevators.
  - c. Structures that meet all of the following:
    - i. Three stories or less, and
    - ii. Do not have subterranean storage or parking, and
    - iii. Do not exceed 50,000 square feet on any single story.
  - d. Structures that meet all of the following:
    - i. Residential structures four stories or less, and
    - ii. Constructed of wood, and
    - iii. Do not have subterranean storage or parking, and
    - iv. Are not built integral to an above ground multi-story parking structure.

Should a structure that is three stories or less and 50,000 square feet or smaller or any single story include subterranean storage or parking, then this ordinance shall apply only to the subterranean areas.

2. In facilities where emergency responder radio coverage is required and such systems, components or equipment required could have a negative impact on the normal operations of the facility, the fire code official shall have the authority to accept an automatically activated emergency radio coverage system.

**Chapter 6**

**Building Services and Systems**

**Chapter 6 Building Services and Systems** is adopted in its entirety as amended by the SFM.

**Chapter 7**

**Fire and Smoke Protection Features**

**Chapter 7 Fire and Smoke Protection Features** is adopted in its entirety as amended by SFM.

**Chapter 8**

**Interior Finish, Decorative Materials and Furnishings**

**Chapter 8 Interior Finish, Decorative Materials and Furnishings** is adopted in its entirety as amended by the SFM.

**Chapter 9  
Fire Protection and Life Safety Systems**

**Chapter 9 Fire Protection and Life Safety Systems** is adopted in its entirety as amended by the SFM with the following amendments:

**Section 903.2** Where required is hereby revised as follows:

**903.2 Where required.** Approved automatic sprinkler systems in buildings and structures shall be provided when one of the following conditions exists:

1. **New buildings:** Notwithstanding any applicable provisions of Sections 903.2.1 through 903.2.21, an automatic sprinkler system shall also be installed in all occupancies when the total building area, , exceeds 5,000 square-feet as defined in Section 202, regardless of fire areas or allowable area, or is more than two stories in height.

**Exception:** Subject to approval by the Fire Code Official, open parking garages in accordance with Section 406.5 of the California Building Code that are smaller than the area specified in section 903.2.10 (3) or 903.2.10.1 of the California Fire Code.

2. **Existing Buildings:** Notwithstanding any applicable provisions of this code, an automatic sprinkler system shall be provided in an existing building when an addition occurs and one of the following conditions exists:

2.1 When an addition is 33% or more of the existing building area, and the resulting building area exceeds 5000 square feet

2.2 When an addition exceeds 2000 square feet and the resulting building area exceeds 5000 square feet.

2.3 An additional story is added above the second floor regardless of fire areas or allowable area.

**Exception:** Additions to Group R-3 occupancies shall comply with Section 903.2.8 (2).

**Section 903.2.8 Group R** is hereby revised 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:

1. **New Buildings:** An automatic sprinkler system shall be installed throughout all new buildings.
2. **Existing R-3 Buildings:** An automatic sprinkler system shall be installed throughout when one of the following conditions exists:

2.1 When the floor area of alterations within any two-year period exceeds 50 percent of gross floor area of the existing structure and the building gross floor area exceeds 5,500 square feet; or:

2.2 When an existing Group R Occupancy is being substantially renovated, and where the scope of the renovation is such that the Building Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.

The **exceptions** in this section remain unchanged.

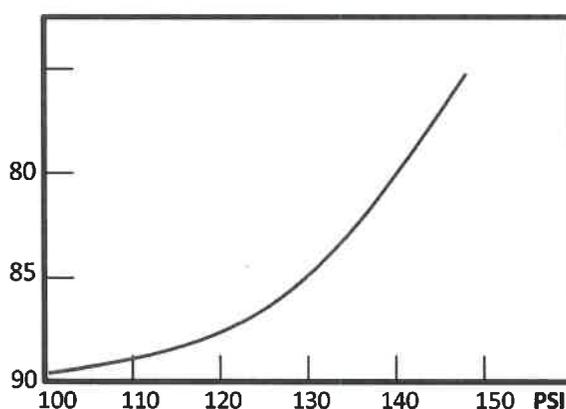
**Section 903.3.5.3 Hydraulically calculated systems** is hereby added as follows:

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

**Exception:** *When static pressure exceeds 100 psi, and when required by the fire code official, the sprinkler system shall not exceed the water supply capacity specified by Table 903.3.5.3.*

Design %

**TABLE 903.3.5.3**  
**Hydraulically Calculated Systems**



**Chapter 10**  
**Means of Egress**

**Chapter 10 Means of Egress** is adopted in its entirety as amended by the SFM.

**Chapter 11**  
**Construction Requirements for Existing Buildings**

**Chapter 11 Construction Requirements for Existing Buildings** is adopted in only those sections and subsections adopted by the SFM.

**Chapter 12**  
**Energy Systems**

**Chapter 12 Energy Systems** is adopted in its entirety as amended by the SFM:

**Chapter 20**  
**Aviation Facilities**

**Chapter 20 Aviation Facilities** is adopted in its entirety.

**Chapter 21**  
**Dry Cleaning**

**Chapter 21 Dry Cleaning** is adopted in its entirety as amended by the SFM.

**Chapter 22**  
**Combustible Dust-Producing Operations**

**Chapter 22 Combustible Dust-Producing Operations** is adopted in its entirety.

**Chapter 23**  
**Motor Fuel-Dispensing Facilities and Repair Garages**

**Chapter 23 Motor Fuel-Dispensing Facilities and Repair Garages** is adopted in its entirety as amended by the SFM.

**Chapter 24  
Flammable Finishes**

**Chapter 24 Flammable Finishes** is adopted in its entirety as amended by the SFM.

**Chapter 25  
Fruit and Crop Ripening**

**Chapter 25 Fruit and Crop Ripening** is not adopted.

**Chapter 26  
Fumigation and Insecticidal Fogging**

**Chapter 26 Fumigation and Insecticidal Fogging** is not adopted.

**Chapter 27  
Semiconductor Fabrication Facilities**

**Chapter 27 Semiconductor Fabrication Facilities** is adopted in its entirety.

**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 with the following amendments:

**Section 2801.2 Permit** is hereby revised as follows:

**2801.2 Permit.** Permits shall be required as set forth in Section 105.5 and 105.5.31.

**Section 2808.2 Storage site** is hereby revised as follows:

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

**Section 2808.3 Size of piles** is hereby revised as follows:

**2808.3 Size of piles.** Piles shall not exceed 15 feet in height, 50 feet in width and 100 feet in length.

**Exception:** The fire code official is authorized to allow the pile size to be increased where a fire protection plan is provided for approval that includes, but is not limited to, the following:

1. Storage yard areas and materials-handling equipment selection, design and arrangement shall be based upon sound fire prevention and protection principles.
2. Factors that lead to spontaneous heating shall be identified in the plan, and control of the various factors shall be identified and implemented, including provisions for monitoring the internal condition of the pile.
3. The plan shall include means for early fire detection and reporting to the public fire department; and facilities needed by the fire department for fire extinguishment including a water supply and fire hydrants.
4. Fire apparatus access roads around the piles and access roads to the top of the piles shall be established, identified and maintained.
5. Regular yard inspections by trained personnel shall be included as part of an effective fire prevention maintenance program.

Additional fire protection called for in the plan shall be provided and shall be installed in accordance with this code. The increase of the pile size shall be based upon the capabilities of the installed fire protection system and

features.

**Section 2808.3.1 Increase in pile or stack size** is hereby deleted in its entirety.

**Section 2808.4 Pile Separation** is hereby revised as follows:

**2808.4. Pile separation.** Piles shall be separated from adjacent piles by minimum distance of 20 feet. Additionally, piles shall have a minimum separation of 100 feet from combustible vegetation.

**Section 2808.7 Pile fire protection** is hereby revised as follows:

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

**Section 2808.9 Material-handling equipment** is hereby revised as follows:

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

**Section 2808.11 Temperature control** is hereby added as follows:

**2808.11 Temperature control.** The temperature shall be monitored and maintained as specified in Sections 2808.11.1 and 2808.11.2.

**Section 2808.11.1 Pile temperature control** is hereby added as follows:

**2808.11.1 Pile temperature control.** Piles shall be rotated when internal temperature readings are in excess of 165 degrees Fahrenheit.

**Section 2808.11.2 New material temperature control** is hereby added as follows:

**2808.11.2 New material temperature control.** New loads delivered to the facility shall be inspected and tested at the facility entry prior to taking delivery. Material with temperature exceeding 165 degrees Fahrenheit shall not be accepted on the site. New loads shall comply with the requirements of this chapter and be monitored to verify that the temperature remains stable.

**Section 2808.12 Water availability** is hereby added as follows:

**2808.12 Water Availability.** Facilities with over 2500 cubic feet shall provide a water supply. The minimum fire flow shall be no less than 500 GPM @ 20 psi for a minimum of 1 hour duration for pile heights up to 6 feet and 2 hour duration for pile heights over 6 feet. If there is no water purveyor, an alternate water supply with storage tank(s) shall be provided for fire suppression. The water supply tank(s) shall provide a minimum capacity of 2500 gallons per pile (maximum 30,000 gallons) for piles not exceeding 6 feet in height and 5000 gallons per pile (maximum 60,000) for piles exceeding 6 feet in height. Water tank(s) shall not be used for any other purpose unless the required fire flow is left in reserve within the tank at all times. An approved method shall be provided to maintain the required amount of water within the tank(s).

**Section 2808.13 Tipping area** is hereby added as follows:

**2808.13 Tipping areas shall comply with the following:**

1. Tipping areas shall not exceed a maximum area of 50 feet by 50 feet.

2. Material within a tipping area shall not exceed 5 feet in height at any time.
3. Tipping areas shall be separated from all piles by a 20-foot-wide fire access lane.
4. A fire hydrant or approved fire water supply outlet shall be located within 150 feet of all points along the perimeter of the tipping area.
5. All material within a tipping area shall be processed within 5 days of receipt.

**Section 2808.14 Emergency Contact** is hereby added as follows:

**2808.14 Emergency Contact.** The contact information of a responsible person or persons shall be provided to the Fire Department and shall be posted at the entrance to the facility for responding units. The responsible party should be available to respond to the business in emergency situation.

**Section 2808.15 Maximum Grid of Piles and Rows** is hereby added as follows:

**2808.15 Maximum Grid of Piles and Rows,** Rows of Piles shall not exceed 500 feet by 500 feet. Grids shall be separated by a minimum 50-foot clear space used for no other purpose.

**2808.16 Push-out / Clear area** is hereby added as follows:

**2808.16 Push-out / Clear area** Piles exceeding 20 cubic yards shall be provided with push-out areas. Push-out areas shall be maintained clear at all times to allow for the largest pile to be spread out to a depth of 2 feet in height. Push-out areas shall be located within 250 feet of all edges of any pile and shall be located a minimum of 20 feet from any building.

## **Chapter 29 Manufacture of Organic Coatings**

**Chapter 29 Manufacture of Organic Coatings** is adopted in its entirety.

## **Chapter 30 Industrial Ovens**

**Chapter 30 Industrial Ovens** is adopted in its entirety.

## **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 as amended by the SFM.

## **Chapter 32 High-Piled Combustible Storage**

**Chapter 32 High-Piled Combustible Storage** is adopted in its entirety as amended by the SFM.

## **Chapter 33 Fire Safety During Construction and Demolition**

**Chapter 33 Fire Safety During Construction and Demolition** is adopted in its entirety as amended by the SFM.

## **Chapter 34 Tire Rebuilding and Tire Storage**

**Chapter 34 Tire Rebuilding and Tire Storage** is adopted in its entirety as amended by SFM.

**Chapter 35  
Welding and Other Hot Work**

**Chapter 35 Welding and Other Hot Work** is adopted in its entirety.

**Chapter 36  
Marinas**

**Chapter 36 Marinas** is adopted in its entirety.

**Chapter 37  
Combustible Fibers**

**Chapter 37 Combustible Fibers** is adopted in its entirety.

**Chapter 39  
Processing and Extraction Facilities**

**Chapter 39 Processing and Extraction Facilities** is adopted in its entirety.

**Chapter 40  
Storage of Distilled Spirits and Wines**

**Chapter 40 Storage of Distilled Spirits and Wines** is adopted in its entirety.

**Chapter 41  
Temporary Heating and Cooking Operations**

**Chapter 41 Temporary Heating and Cooking Operations** is adopted in its entirety as amended by the SFM.

**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.

**Chapter 50  
Hazardous Materials – General Provisions**

**Chapter 50 Hazardous Materials – General Provisions** is adopted in its entirety as amended by the SFM with the following amendments:

**Section 5001.5.2 Hazardous Materials Inventory Statement (HMIS)**, is hereby revised as follows:

**5001.5.2 Hazardous Materials Inventory Statement (HMIS).** Where required by the fire code official, an application for a permit shall follow OCFA Guideline G-04 "Completion of the Chemical Classification", which shall be completed and approved prior to approval of plans, and/or the storage, use or handling of chemicals on the premises.

**Section 5003.1.1.1 Extremely Hazardous Substances** is hereby added as follows:

**5003.1.1.1 Extremely Hazardous Substances.** No person shall use or store any amount of extremely hazardous substances (EHS) in excess of the disclosable amounts (see Health and Safety Code Section 25500 et al) in a residential zoned or any residentially developed property.

**Chapter 51  
Aerosols**

**Chapter 51 Aerosols** is adopted in its entirety.

**Chapter 53  
Compressed  
Gases**

**Chapter 53 Compressed Gases** is adopted in its entirety.

**Chapter 54  
Corrosive Materials**

**Chapter 54 Corrosive materials** is adopted in its entirety as amended by the SFM.

**Chapter 55  
Cryogenic Fluids**

**Chapter 55 Cryogenic Fluids** is adopted in its entirety.

**Chapter 56  
Explosives and Fireworks**

**Chapter 56 Explosives and Fireworks** is adopted in its entirety as amended by the SFM with the following amendments:

**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:

**Section 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 OCFA.

**Chapter 57  
Flammable and Combustible Liquids**

**Chapter 57 Flammable and Combustible Liquids** is adopted in its entirety as amended by the SFM.

**Chapter 58  
Flammable Gases and Flammable Cryogenic Fluids**

**Chapter 58 Flammable Gases and Flammable Cryogenic Fluids** is adopted in its entirety as amended by the SFM.

**Chapter 59  
Flammable Solids**

**Chapter 59 Flammable Solids** is adopted in its entirety.

**Chapter 60  
Highly Toxic and Toxic Materials**

**Chapter 60 Highly Toxic and Toxic Materials** is adopted in its entirety.

**Chapter 61  
Liquefied Petroleum Gases**

**Chapter 61 Liquefied Petroleum Gases** is adopted in its entirety.

**Chapter 62  
Organic Peroxides**

**Chapter 62 Organic Peroxides** is adopted in its entirety.

**Chapter 63  
Oxidizers, Oxidizing Gases, and Oxidizing Cryogenic Fluids**

**Chapter 63 Oxidizers, Oxidizing Gases, and Oxidizing Cryogenic Fluids** is adopted in its entirety.

**Chapter 64  
Pyrophoric Materials**

**Chapter 64 Pyrophoric Materials** is adopted in its entirety.

**Chapter 65  
Pyroxylin (Cellulose Nitrate) Plastics**

**Chapter 65 Pyroxylin (Cellulose Nitrate) Plastics** is adopted in its entirety.

**Chapter 66  
Unstable (Reactive) Materials**

**Chapter 66 Unstable (Reactive) Materials** is adopted in its entirety.

**Chapter 67  
Water-Reactive Solids and Liquids**

**Chapter 67 Water-Reactive Solids and Liquids** is adopted in its entirety.

**Chapter 80  
Referenced Standards**

**Chapter 80 Referenced Standards** is adopted in its entirety as amended by the SFM 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 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 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 warehouse (S occupancies), fire sprinklers of the quick-response type shall be used. Use is considered undetermined if a specific tenant/occupant is not identified at the time the fire sprinkler plan is submitted. Sprinklers in light hazard occupancies shall be one of the following:

1. Quick-response type as defined in 3.3.223.4.16
2. Residential sprinklers in accordance with the requirements of Chapter 12
3. Quick-response CMSA sprinklers
4. ESFR sprinklers

5. Standard-response sprinklers used for modifications or additions to existing light hazard systems equipped with standard-response sprinklers.
6. Standard-response sprinklers used where individual standard-response sprinklers are replaced in existing light hazard systems

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 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.

**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 7.1.2 is hereby revised as follows:

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

**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:

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.
  - (b) Post indicating valves 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 a post indicating valve 40 ft (12m) away.
  - (c) Post indicating valves shall be allowed to be closer than 40 ft (12m) to the building when building driveway or fire access roadways or other buildings traffic make it impractical to be 40 ft (12m).
- (2) A wall post indicator valve on risers located within the building, either a non-

rising stem gate valve with a wall post indicator or a listed butterfly valve with an indicating handle extending out through the building wall.

- (3) A backflow preventer with at least one indicating valve not less than 40 ft (12m) from the building.
  - (a) For buildings less than 40 ft (12m) in height, a backflow preventer with at least one indicating valve shall be permitted to be installed closer than 40 ft (12m) but at least as far from the building as the height of the wall facing the backflow preventer.
  - (b) Backflow preventer valves shall be allowed to be closer than 40 ft (12m) to the building when a property line or other physical barriers make it impossible to have a backflow preventer valve 40 ft (12m) away.
  - (c) Backflow preventer valves shall be allowed to be closer than 40 ft (12m) to the building when building driveway or fire access roadways or other building traffic make it impractical to be 40 ft (12M).
- (4) Indicating control valves installed in a fire-rated room accessible from the exterior.
- (5) Indicating control valves in a fire-rated stair enclosure accessible from the exterior as permitted by the AHJ.
- (6) Any other valve type or location 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 revised 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.**

**Section 10.4.3.2** is hereby deleted and replaced as follow:

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

## Appendices

**Appendix A** is not adopted.

**Appendix B** is adopted in its entirety as amended by the SFM.

**Appendix BB** is adopted in its entirety.

**Appendix C** is adopted in its entirety as amended by the SPM..

**Appendix CC** is adopted in its entirety. **Appendix D** is not adopted.

**Appendix E** is not adopted.

**Appendix F** is not adopted.

**Appendix G** is not adopted.

**Appendix H** is adopted in its entirety. **Appendix I** is not adopted.

**Appendix J** is not adopted.

**Appendix K** is not adopted.

**Appendix L** is not adopted.

**Appendix M** is not adopted.

**Appendix N** is not adopted.

**Appendix O** is not adopted.

**Appendix P** is not adopted.

**Appendix Q** is not adopted.

**SECTION III:** This Ordinance is exempt from the provisions of the California Environmental Quality Act, ("CEQA"), 14 California Code of Regulation 15061(b)(3).

**SECTION IV:** If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held out 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 Cypress 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 V:** The City Clerk is hereby authorized and directed to certify as the passage of this Ordinance and to give notice thereof by causing copies of this Ordinance to be posted in three public places throughout the City.

FIRST READING at a regular meeting of the City Council of the City of Cypress held on the 13<sup>th</sup> day of October 2025 and finally adopted and ordered posted at a regular meeting held on the 10<sup>th</sup> day of November 2025.



MAYOR OF THE CITY OF CYPRESS

ATTEST:

  
CITY CLERK OF THE CITY OF CYPRESS

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS

I, LISA BERGLUND, City Clerk for the City of Cypress, DO HEREBY CERTIFY that the foregoing Ordinance was duly adopted at a regular meeting of the City Council of the City of Cypress held on the 10<sup>th</sup> day of November 2025, by the following roll call vote:

AYES:	4	COUNCIL MEMBERS:	Chang, Peat, Medrano and Burke
NOES:	0	COUNCIL MEMBERS:	
ABSENT:	0	COUNCIL MEMBERS:	

  
\_\_\_\_\_  
CITY CLERK OF THE CITY OF CYPRESS