

ORDINANCE NO. 25-357

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION VIEJO ADOPTING BY REFERENCE THE 2025 CALIFORNIA FIRE CODE, WITH CERTAIN AMENDMENTS AND DELETIONS THERETO

THE CITY COUNCIL OF THE CITY OF MISSION VIEJO DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Chapter 8.04 “Fire Code” of Title 8 “Buildings and Construction” of the Mission Viejo Municipal Code, adopting by reference the California Fire Code, 2022 Edition, with amendments thereto, is hereby repealed; provided, however, that such repeal shall not affect or excuse any violation of any of said code occurring prior to the effective date of this ordinance.

Section 2. A new Chapter 8.04 is hereby added to Title 8 of the Mission Viejo Municipal Code to read as follows:

CHAPTER 8.04. FIRE CODE

Sec. 8.04.010. Adoption of the California Fire Code.

The 2025 California Fire Code, incorporating the International Fire Code 2024 Edition, published by the International Code Council, including Appendices A, B, BB, C and CC, and the Referenced Standards, is hereby adopted by reference by the City of Mission Viejo for the purpose of prescribing regulations governing conditions hazardous to the life and property from fire or explosion, save and except such portions as are hereinafter added, deleted, modified or amended.

Sec. 8.04.020. Enforcement and inspections.

Except as otherwise provided by the City Council, the California Fire Code, as amended, shall be enforced by the Orange County Fire Authority, which shall be operated under the Director of Fire Services of the Orange County Fire Authority. The Director of Fire Services of the Fire Authority may detail such members of the fire authority as inspectors as shall be necessary from time to time.

Sec. 8.04.030. Section 113.4.2 Violation penalties amended.

Section 113.4.2 Violation penalties is hereby revised as follows:

113.4.2 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.

Sec. 8.04.040. Section 110.4.2 Infraction added.

Sections 110.4.2 Infraction and misdemeanor is hereby added as follows:

110.4.2 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.

Sec. 8.04.050. Chapter 2 Definitions amended.

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.*

Sec. 8.04.060. Section 304.1.3 Vegetation amended.

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 Chapter 49. *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.”*

Sec. 8.04.080. Section 305.6 Hazardous Conditions added.

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.

Sec. 8.04.090. Section 305.7 Disposal of rubbish added.

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 8.04.100 Open Burning, Recreational Fires, And Portable Fireplaces is hereby revised as follows:

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

Sec. 8.04.100. Section 307.6 Outdoor Fireplaces, Fire Pits, Fire Rings, or similar devices used at Group R Occupancies added.

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

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

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

Sec. 8.04.110. Section 307.6.1 Gas-fueled devices added.

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 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.

Sec. 8.04.120. Section 307.6.2 Devices using wood or fuels other than natural gas or liquefied-petroleum gas added.

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. 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 a permanent or portable 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 feet 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.*

Sec. 8.04.130. Section 307.6.2.1 Where prohibited added.

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.*

Sec. 8.04.150. Section 324 Fuel Modification Requirements for New Construction added.

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

324 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.”

Sec. 8.04.160. Section 325 Clearance of brush or vegetation growth from roadways added.

Section 325 Clearance of Brush or Vegetation Growth from Roadways is hereby added as follows:

325 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.

Sec. 8.04.165. Section 326 Unusual Circumstances added.

Section 326 Unusual Circumstances is hereby added as follows:

326 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.*

Sec. 8.04.170. Section 327 Use of Equipment added.

Section 327 Use of Equipment is hereby added as follows:

327 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.*

Sec. 8.04.180. Section 327.1 Use of Equipment and Devices generating Heat, Sparks or Open flames added.

Section 327.1 Use of Equipment and Devices Generating Heat, Sparks or Open Flames is hereby added as follows:

327.1 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.*

Sec. 8.04.190. Section 327.2 Spark Arresters added.

Section 327.2 Spark Arresters is hereby added as follows:

327.2 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.

Sec. 8.04.220. Chapter 4 Emergency Planning and Preparedness amended.

Chapter 4: Emergency Planning and Preparedness. Adopt only those sections and subsections adopted by SFM with the following amendment.

Sec. 8.04.230. Section 407.5 Hazardous Materials Inventory Statement amended.

Section 407.5 Hazardous Materials Inventory Statement is hereby 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.

Sec. 8.04.240. Section 501.1 Scope is adopted in its entirety as amended by SFM with the following amendments:

Section 501.1 Scope is hereby 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 Plan for Commercial & Residential Development."*

Sec. 8.04.250. Section 510.1 Emergency responder communications enhancement systems in new buildings amended.

Section 510.1 Emergency responder communication coverage is hereby revised 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, measured 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 Orange County Sheriff's Department, Communications and Technology Division guidelines and specifications and, where the functionality or performance requirements in the California Fire Code are more stringent, this code.

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 on 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.*

Sec. 8.04.315. Chapter 6 (Building Services & Systems) , Chapter 7 (Fire and Smoke Protection Features) and Chapter 8 (Interior Finish, Decorative Materials and Furnishings) are adopted in its entirety as amended by SFM.

Sec. 8.04.320. Chapter 9 Fire Protection and Life Systems is adopted in its entirety as amended by SFM with the following amendments:

Chapter 9 Fire Protection and Life Systems is hereby revised as follows:

903.2.21 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., an automatic sprinkler system shall also be installed in all occupancies when the total building area exceeds 5,000 square feet (465 m²) 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:*
 - a. *When an addition is 33% or more of the existing building area, and the resulting building area exceeds 5000 square feet as defined in Section 202; or*
 - b. *When an addition exceeds 2000 square feet and the resulting building area exceeds 5000 square feet) as defined in Section 202; or*
 - c. *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 fire 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 fire sprinkler system shall be installed throughout all new buildings.*
2. **Existing R-3 Buildings:** *An automatic fire sprinkler system shall be installed throughout when one of the following conditions exists:*
 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. *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.*

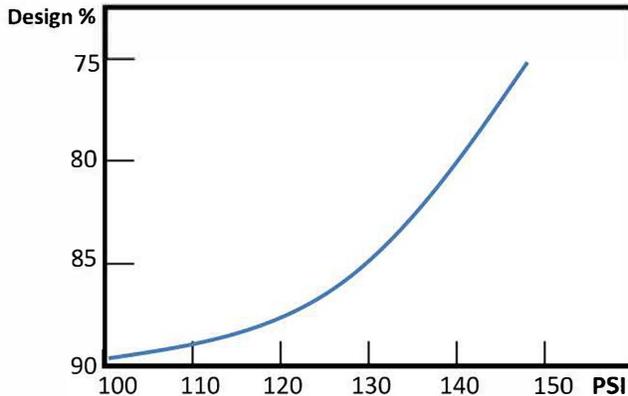
The exceptions in this section remain unchanged.

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 fire sprinkler systems shall not exceed 90% of the water supply capacity*

Exception: *When static pressure exceeds 100 psi, and required by the Fire Code Official, the fire sprinkler system shall not exceed water supply capacity specified by Table 903.3.5.3*

**TABLE 903.3.5.3
Hydraulically Calculated Systems**



Sec. 8.04.320. Chapter 11 Construction Requirements for Existing Buildings

Adopt only those sections and subsections adopted by SFM.

Chapter 11 Construction Requirements for Existing Buildings

Adopt only those sections and subsections adopted by SFM.

Sec. 8.04.325. Chapter 12 Energy Systems is adopted in its entirety is adopted in its entirety as amended by SFM.

Sec. 8.04.330. Chapter 28 Lumber Yards and Woodworking Facilities amended.

Chapter 28 Lumber Yards and Woodworking Facilities is adopted in its entirety with the following amendments:

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

2808.2 Storage site. Storage sites shall be level and on solid ground or other all-weather surface. Sites shall be thoroughly cleaned and approval obtained from the Fire Code Official before transferring products to the site.

2808.3 Size of piles. Piles shall not exceed 15 feet (4572 mm) in height, 50 feet (15 240 mm) in width and 100 feet (30 480 mm) 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.

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

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.*

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.

Sec. 8.04.340. Section 2808.11 Temperature control added.

Section 2808.11 Temperature control to section 2808.16 Push-Out / Clear area 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 the 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 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 areas 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.

Section 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.

Sec. 8.04.360. Chapter 50 Hazardous Materials – General Provisions is adopted in its entirety as amended by 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.

Sec. 8.04.370. Chapter 56 Explosives and Fireworks amended.

Chapter 56 Explosives and Fireworks is adopted in its entirety as amended by 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.

Sec. 8.04.375. Chapter 57 Flammable and Combustible Liquids

Chapter 57 Flammable and Combustible Liquids.

Adopt Chapter 57, as adopted and amended by SFM.

Sec. 8.04.376. Chapter 58 Flammable Gases and Flammable Cryogenic Fluids Adopt Chapter 58 in its entirety as amended by SFM.

Sec. 8.04.380. Chapter 80 Referenced Standards amended.

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 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 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 revised 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 revised 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 revised 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 (12 m) to the building when building driveway or fire access roadways or other building traffic make it impractical to be 40 ft (12 m).*
- (2) *A wall post indicator valve on risers located within the building, either a nonrising 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 (12 m) from the building*

- (a) *For buildings less than 40 ft (12 m) in height, a backflow preventer with at least one indicating valve shall be permitted to be installed closer than 40 ft (12 m) but at least as far from the building as the height of the wall facing the backflow preventer.*
- (b) *Backflow preventer 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 backflow preventer valve 40 ft (12 m) away.*
- (c) *Backflow preventer valves shall be allowed to be closer than 40 ft (12 m) to the building when building driveway or fire access roadways or other building traffic make it impractical to be 40 ft (12 m).*
- (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 follows:

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.

Appendixes B, BB, C, CC, and H are adopted in its entirety.

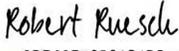
Section 3. **Applicability.** Notwithstanding any provision of the Mission Viejo Municipal Code, or any other ordinance of the City, this ordinance shall apply to all new applications submitted to the City after the effective date of this Ordinance for permits. This ordinance is additional to and supplemental to, and shall not affect, except as specifically provided herein any provision of the Mission Viejo Municipal Code, which shall be operative and remain in full force and effect without limitation with respect to all other requests for permits, approvals or authorization that are not within the City covered by this ordinance.

Section 4. The provisions of this ordinance shall not apply to previously permitted actions or activities.

Section 5. **Effective Date.** This ordinance shall take effect on January 1, 2026, for all codes referenced herein. The City Clerk shall certify to the passage of this Ordinance and shall cause the same to be published and posted as required by state law. Projects for which a building permit application and building plans have been submitted prior to the effective date of this ordinance, which building permits have been obtained within 180 days from the effective date of this ordinance, shall be exempt from the provisions of this ordinance. Projects for which a building permit application and building plans have been submitted prior to the effective date of this ordinance and building permits therefore have not been obtained within 180 days from the effective date of this ordinance, shall be subject to all provisions of this ordinance and the codes adopted in this ordinance.

Section 6. **Severability.** If any section, subsection, subdivision, sentence, clause, phrase, or portion of this ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance. The City Council hereby declares that it would have adopted this ordinance, and each and every section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

PASSED, APPROVED and ADOPTED this 23rd day of September, 2025.

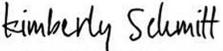
Signed by:

0DD93D19824C483...
Robert Ruesch
Mayor

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF MISSION VIEJO)

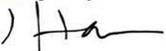
I, Kimberly Schmitt, City Clerk of the City of Mission Viejo, do hereby certify that the foregoing Ordinance No. 25-357 was duly adopted at a regular meeting of the City Council on 23rd day of September, 2025 by the following vote, to wit:

AYES: Bucknum, Goodell, Kelley, Ruesch and Vasquez
NOES: None
ABSENT: None

ATTEST:

DocuSigned by:

5CC13C4BC8847F...
Kimberly Schmitt
City Clerk

APPROVED AS TO FORM:

Signed by:

FD8E26E95F094D4...
John Harper
Interim City Attorney