

M a n u f a c t s

SPECIAL BULLETIN 2012-01 FIRE SPRINKLER ORDINANCE TEHAMA COUNTY—UPDATE

January 25, 2012

TO: CMHI Retailers
CMHI Manufacturers
CMHI Community Owners/Developers

FROM: Jess Maxcy

As a follow-up to Special Bulletin 2011-13:

The Tehama County Board of Supervisors is considering adding Section 15.28.055 (attached) to the Tehama County Code.

If approved, this ordinance will require fire sprinkler systems in manufactured homes, mobilehomes, and multi-family manufactured homes with two dwelling units. Manufactured on or after January 1, 2012, for which an installation permit is issued after the effective date of this ordinance.

Tehama County does not have jurisdiction over manufactured homes sited in mobile home parks. Consequently, homes sited in parks will be exempt from this ordinance.

Any industry member wishing to provide input to the Board of Supervisors should contact the Clerk of the Board at 530-527-3287.

The Board of Supervisors meet on most Tuesdays at 10:00 am at 727 Oak Street, Red Bluff.



For more information, contact: Jess Maxcy, CMHI President
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ORDINANCE NO. _____

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF TEHAMA
ADDING SECTION 15.28.055 TO THE TEHAMA COUNTY CODE PERTAINING TO
AUTOMATIC FIRE SPRINKLERS AND ACCOMPANYING WATER SUPPLIES IN
MANUFACTURED HOMES, MOBILEHOMES, AND MULTI-FAMILY MANUFACTURED
HOMES WITH TWO DWELLING UNITS**

THE BOARD OF SUPERVISORS OF THE COUNTY OF TEHAMA ORDAINS AS
FOLLOWS:

SECTION 1. The Board of Supervisors of the County of Tehama hereby finds and declares the following:

- (A) Many areas of the County of Tehama experience unusually high fire danger due to climatic and geographic conditions. Further, due to the County's size and geography, fire department response times within the County's unincorporated area are often substantially longer than in more urban areas of the State. For these reasons, residential structures used for human occupancy in the unincorporated area of Tehama County require a heightened level of fire protection in order to ensure the public health, safety, and welfare.
- (B) Effective January 1, 2011, the California Residential Code, applicable in Tehama County pursuant to Health and Safety Code sections 17958, 18938, and 18941.5, requires installation of automatic fire sprinkler systems and accompanying water supplies in all newly-constructed residential structures built on any site in the County. However, these provisions do not automatically apply to manufactured homes, mobilehomes, or multi-family manufactured homes with two dwelling units.
- (C) Government Code section 65852.3, subdivision (a) authorizes the County to subject manufactured homes, mobilehomes, and multi-family manufactured homes with two dwelling units, and the lots on which they are placed, "to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject . . ." Health and Safety Code section 18300, subdivision (g)(3) further authorizes the County to subject manufactured homes, mobilehomes, and multi-family manufactured homes with two dwelling units, used outside of mobilehome parks, to the requirements of "any local ordinance applicable to that use." As set forth above, mandatory installation of automatic fire sprinkler systems and accompanying water supplies in residential structures is a "development standard" to which "a conventional single-family residential dwelling" built on

any lot in the County would be subject, and is a requirement generally applicable to residential uses in the unincorporated area of the County.

- (D) The Board of Supervisors has determined that making manufactured homes, mobilehomes, and multi-family manufactured homes with two dwelling units, manufactured on or after January 1, 2012, for which an installation permit is issued after the effective date of this Ordinance, subject to the same requirements for mandatory installation of automatic fire sprinkler systems and accompanying water supplies as conventional single-family residential dwellings serves the public health, safety, and welfare by uniformly ensuring the level of residential fire safety appropriate to the conditions prevalent in Tehama County.
- (E) It is not the intent of this Ordinance to regulate the design and installation of the fire sprinkler systems required hereunder, or the inspection of such systems interior to the point of connection between the waster supply system and the manufactured home, mobilehome, or multi-family manufactured home with two dwelling units, both of which are governed by Title 25 of the California Code of Regulations.

SECTION 2. Section 15.28.055 is hereby added to the Tehama County Code to read:

* 15.28.055 Automatic Fire Sprinklers. Any manufactured home, mobilehome, or multi-family manufactured home with two dwelling units, manufactured on or after January 1, 2012, for which an installation permit is issued after the effective date of the ordinance codified in this Section, shall be equipped with an automatic fire sprinkler system designed and installed in accordance with Title 25 of the California Code of Regulations. The site upon which any such manufactured home, mobilehome, or multi-family manufactured home with two dwelling units is installed shall be served by a water supply system meeting the requirements for water supply applicable to any residential unit constructed on the site. The Building Official or their designee shall inspect the water supply system exterior to its point of connection with the manufactured home, mobilehome, or multi-family manufactured home with two dwelling units for compliance with these requirements.

SECTION 3. The Board of Supervisors hereby finds that this Ordinance is not subject to review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15060, subdivision (c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15061, subdivision (b)(3) (there is no possibility the activity in question may have a significant effect on the environment). In addition to the foregoing general exemptions, the Board of Supervisors further finds that the Ordinance is categorically exempt from review under CEQA under the Class 8 Categorical Exemption (regulatory activity to assure the protection of the environment), as it constitutes a regulatory action to reduce the risk of environmentally hazardous structural and wildland fires resulting from manufactured home

installations that would occur with or without the ordinance, and includes procedures for such protection of the environment. The Clerk of the Board of Supervisors is hereby directed to file a Notice of Exemption.

SECTION 4. This ordinance shall take effect thirty (30) days from the date of its adoption, and prior to the expiration of fifteen (15) days from the adoption thereof shall be published at least one time in the *Red Bluff Daily News*, a newspaper of general circulation in Tehama County.

The foregoing ordinance was duly passed and adopted by the Board of Supervisors of the County of Tehama, State of California, at a regular meeting of the Board of Supervisors on the _____ day of _____, 2012 by the following vote:

AYES:

NOES:

ABSENT OR NOT VOTING:

STATE OF CALIFORNIA)
) ss
COUNTY OF TEHAMA)

CHAIRMAN, Board of Supervisors

I, BEVERLY ROSS, County Clerk and ex-officio Clerk of the Board of Supervisors of the County of Tehama, State of California, hereby certify the above and foregoing to be a full, true and correct copy of an ordinance adopted by said Board of Supervisors on the _____ day of _____, 2012.

DATED: This _____ day of _____, 2012.

BEVERLY ROSS, County Clerk and ex-officio Clerk
of the Board of Supervisors of the County of
Tehama, State of California.

By _____
Deputy