



- **Fire District Opposition to proposed changes are noted with a ~~lineout~~ 5-19-09**

## Commercial Buildings

1. **Exterior walls:**
  - a. Maintain existing non-combustible construction.
  - b. Allow bearing metal stud walls *with conditions for special inspections*.
  - c. Exterior walls for 1-story offices less than 5000 sf. allow wood framing with conditions for 1-hour fire ratings (5A), brick veneer and 30' min. setback from other structures on the same lot.
  - d. Allow wood studs for exterior walls for detached condo garages w/10' setbacks
2. **Condo Floors except for garage floor/ceiling separations:**
  - a. **Metal bar joists** allow floor construction with conditions:
    1. 2-hour fire separations with a drop ceiling design.
    2. No penetrations allowed in floor/ceiling assemblies above ceilings.
    3. A sound rating of 60 STC shall be required for design.
    4. Fire Sprinklers not required with existing area and story limitations.
  - b. ~~**Wood floor** framing in Type 3 construction with 2-hour fire separation w/conditions:~~
    - ~~1. 2-hour fire separations with a drop ceiling design.~~
    - ~~2. No penetrations allowed in floor/ceiling assemblies above ceilings.~~
    - ~~3. A sound rating of 60 STC shall be required for design.~~
    - ~~4. This type of building construction must be fully fire sprinkler protected~~
3. **Condo Interior Tenant Wall Separation:**
  - a. Allow reduction to a 1-hour fire rating when building is fully fire sprinkler protected.
4. **Commercial Interior tenant Wall Separations:**
  - a. Allow glass in 1-hour fire rated walls separating tenant from common foyer/lobby areas.
5. ~~**Commercial Fire Sprinkler System Changes**~~
  - ~~a. Restaurants remove amendment of 74 seats, and revise to permit up to 99 persons for a total occupant Load.~~
  - ~~b. Existing business office buildings allow less than 8,000 sf. w/out fire sprinklers. Revise office buildings with less than 10,000 total sf floor space w/out fire sprinklers.~~
6. ~~**Masonry "Fire Walls" and Building Area:**~~
  - ~~a. Revise to permit a commercial building to be reduced in size for the purposes of required fire sprinkler protection per IBC code per Section 502.1. Existing ordinance allows "Fire Walls" for condominium buildings only with conditions.~~
  - ~~b. Residential Condos. allowing the wood floor joists noted above (3B Construction, will require fire sprinkler protection using the combustible framing).~~
7. **Fire Alarms required. Exception in non-fire sprinkler Buildings**
  - a. Allow buildings of less than 5000 sf. and less than 50 persons, to have a local alarm only, when no type of fire suppression system, is installed or required. This exception does not apply to Institutional, residential, commercial garages and hazardous uses.

**Fire District approval with conditions**

***The Orland Fire District could agree with this proposal if the following conditions were added:***

- 1. The buildings must be provided with a “local fire alarm system.”***
- 2. Occupancies that are required to have additional fire suppression systems (ex: a cooking hood suppression system) must install a full alarm system directly connected to the Orland Fire Dispatch Center.***