



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

## Commercial Buildings

1. **Exterior walls:**
  - Maintain existing non-combustible construction.
  - Allow bearing metal stud walls *with conditions for special inspections*.
  - 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.
  - Allow wood studs for exterior walls for detached condo garages w/10' setbacks
2. **Condo Floors except for garage floor/ceiling separations:**
  - Metal bar joists** allow floor construction with conditions:
    - 2-hour fire separations with a drop ceiling design.
    - No penetrations allowed in floor/ceiling assemblies above ceilings.
    - A sound rating of 60 STC shall be required for design.
    - Fire Sprinklers not required with existing area and story limitations.
  - Wood floor** framing in Type 3 construction with **2-hour fire separation**  
w/conditions:
    - 2-hour fire separations with a drop ceiling design**.
    - No penetrations allowed in floor/ceiling assemblies above ceilings**.
    - A sound rating of 60 STC shall be required for design**.
    - This type of building construction must be fully fire sprinkler protected**
3. **Condo Interior Tenant Wall Separation:**
  - Allow reduction to a 1-hour fire rating when building is fully fire sprinkler protected.
4. **Commercial Interior tenant Wall Separations:**
  - Allow glass in 1-hour fire rated walls separating tenant from common foyer/lobby areas.
5. **Commercial Fire Sprinkler System Changes**
  - Restaurants remove amendment of 74 seats, and revise to permit up to 99 persons for a total occupant Load.**
  - 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:**
  - 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.**
  - 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**
  - 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.*