"The City With a Heart"

Jim Ruane, Mayor
Rico E. Medina, Vice Mayor
Ken Ibarra, Councilmember
Irene O'Connell, Councilmember
Michael Salazar, Councilmember

AGENDA – SPECIAL MEETING – AMENDED 2/5/14

SAN BRUNO CITY COUNCIL

February 6, 2014

6:00 p.m.

Meeting Location: City Hall, 567 El Camino Real, Room 115, San Bruno, CA

City Council meetings are conducted in accordance with Roberts Rules of Order Newly Revised and City Council Rules of Procedure. You may address any agenda item by standing at the microphone until recognized by the Council. All regular Council meetings are recorded and televised on CATV Channel 1 and replayed the following Thursday, at 2:00 pm. You may listen to recordings in the City Clerk's Office, purchase CD's, access our web site at **www.sanbruno.ca.gov** or check out copies at the Library. We welcome your participation. In compliance with the Americans with Disabilities Act, individuals requiring reasonable accommodations or appropriate alternative formats for notices, agendas and records for this meeting should notify us 48 hours prior to meeting. Please call the City Clerk's Office 650-616-7058.

1. CALL TO ORDER:

2. ROLL CALL:

3. PUBLIC COMMENT ON ITEMS NOT ON AGENDA: Individuals allowed three minutes, groups in attendance, five minutes. If you are unable to remain at the meeting, ask the City Clerk to request that the Council consider your comments earlier. It is the Council's policy to refer matters raised in this forum to staff for investigation and/or action where appropriate. The Brown Act prohibits the Council from discussing or acting upon any matter not agendized pursuant to State Law.

4. CONDUCT OF BUSINESS:

a. Adopt Resolution Approving Findings of Necessity and Need for Amendments, Deletions and Additions to the 2013 Building and Fire Code Ordinances.
b. Adopt Resolution Waiving the Competitive Bidding Process and Authorizing the City Manager to Execute a Contract with Eaton Pumps Sales and Services for Emergency Repair to the Forest Lane Well in the Amount of $35,948 and Authorizing a Construction Contingency of $3,600.
c. Adopt Resolution Waiving the Competitive Bidding Process and Authorizing the City Manager to Execute a Contract with Corby Gould Pools, Inc. for Emergency Replacement of the Swimming Pool Plumbing in the Amount of $70,500 and Authorizing a Construction Contingency of $9,500.
d. Receive Report and Provide Direction Regarding Development of Plans for the Celebration of the City's First 100 Years of Incorporation and December 23, 2014 Centennial.

5. ADJOURNMENT:

The next regular City Council Meeting will be held on February 11, 2014 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.

Posted Pursuant to Law 02/04/14

City Council Agenda Item
Staff Report

CITY OF SAN BRUNO

DATE: February 6, 2014

TO: Honorable Mayor and Members of the City Council

FROM: David Woltering, Community Development Director
Mark Ladas, Fire Chief

SUBJECT: Adopt a Resolution Approving Findings of Necessity and Need for Amendments, Deletions and Additions to the 2013 Building and Fire Code Ordinances

BACKGROUND:

At the City Council meeting on January 28, 2014, staff presented a report regarding adoption of the State-mandated 2013 California Building Codes, including the California Fire Code, with specified local amendments. Four members of the City Council were present at the meeting. After receiving staff's report and discussing the matter, the City Council waived the first reading, introduced the State-mandated 2013 Building and Fire Code ordinances to be adopted by reference, and set February 11, 2014 as the date for the public hearing on the ordinances.

The City Council did not approve the proposed resolution that would establish the need and necessity for the proposed local amendments and, instead, the Council directed that the proposed amendments be brought back for further discussion when all five members would be present. The City Council indicated support for the State-mandated Building and Fire Codes as well as the proposed local amendments, except there were concerns about the proposed new fire sprinkler requirement for additions and retrofits to one and two family residential properties. The resolution presenting findings of necessity and need for amendments to the 2013 Building and Fire Code ordinances is being brought back for further consideration as requested by the City Council. The February 11, 2014 City Council meeting will include a public hearing on the proposed ordinances and City Council consideration of the ordinances for final approval.

DISCUSSION:

At the January 28th meeting, Fire Department staff introduced six categories of proposed local amendments to the State-mandated 2013 California Fire Code (see attached staff report). These amendments were proposed both to improve safety of residents in the community and to help firefighters responding to emergency incidents. The City Council considered and indicated support for the majority of the proposed local amendments to the 2013 Fire Code. However, there were concerns over the proposed amendment that added a new fire sprinkler requirement for additions and retrofits to one and two family residential properties.

The Council discussion on this fire sprinkler matter included the following questions:

What do neighboring jurisdictions require?;
Why is the 70% threshold being proposed?;
What are the estimated increased costs to homeowners wanting to improve their homes?;

4.a.

How many remodeled homes might be affected by the requirement?;
Why are fire sprinkler requirements for additions and retrofits of one and two family homes not State-mandated?; and,
Why is this requirement needed because the Green Building Standards Code requiring new building materials and technologies presumably makes homes safer?

The following information addresses each of these items.

San Bruno is one of only four municipalities in San Mateo County (i.e., Menlo Park, East Palo Alto, and Atherton) that has not adopted a retrofit fire sprinkler ordinance for residential properties. The 70% threshold for requiring the installation of the fire sprinklers is a conservative requirement in comparison to many jurisdictions within the County who have adopted a more stringent 50% threshold. This 70% threshold parallels the local amendment that was adopted by the City of Millbrae which is one of San Bruno's fire service consolidation partners. As discussed at the January 28th meeting, to reach this 70% threshold a home, typically, would be almost entirely altered throughout. Homes in this state of construction, generally, are completely "gutted", unoccupied and have ready access for installation of a sprinkler system that is comparable to new construction. The 70% threshold parallels the State requirement of sprinklers in new construction, as these major remodels resemble new construction.

Staff anticipates the cost associated with the installation of a fire sprinkler system in the retrofit situation described above would range from one to three percent of the total square footage cost of a project. Generally, this cost ranges from about $5,000 to $7,000 to install a complete fire sprinkler system for a typical single-family dwelling. Costs to install residential sprinklers have dropped significantly over the past few years since industry standards now allow for use of CPVC plastic piping. This additional cost is equivalent to the cost of upgraded floor coverings, such as carpets, in a home, yet provides a high degree of life-safety in addition to comfort for homeowners.

Approximately five to ten homes annually are expected to be affected by the proposed fire sprinkler retrofit requirement, with fifty to one hundred families being protected by fire sprinklers in safer homes during a 10-year period. Industry standards show that installing a sprinkler system in a residence increases survival rate in a fire to ninety seven percent (97%) over fifty percent (50%) with smoke alarms alone.

The State has not yet mandated fire sprinklers for retrofits of one and two family homes. However, with the 2013 code adoption cycle, the State is now mandating that the green building standards extend to residential construction additions and retrofits. In the previous cycle this requirement pertained to new construction only. As noted above, most local communities in San Mateo County have elected to extend the requirement of fire sprinklers to additions and retrofits of one and two family homes to improve the safety of their citizens.

It was mentioned at the January 28th City Council meeting, that new green building measures may improve the safety of homes. However, depending on the specific materials and design of newer homes, building measures may not necessarily be safer for the following reasons:

1. Nationally, twenty-five percent (25%) of all new homes are over 2500 square feet in size compared to the original 1250 square foot homes traditionally built on similar-sized lots.
2. Modern open floor plans, often with reduced bearing walls, allow for faster fire spread and increased incidents of roof collapse.
3. Materials used in both construction and furnishings have changed from primarily a natural or solid wood base, to synthetic and polyurethane materials. In addition, asphalt wall boards and polystyrene foams used to keep buildings green compliant all contribute to an increased rate of fire spread.

4. Void spaces, or open areas in attics in modern construction due to roof trusses, allow for better oxygen and fuel mixtures. These create a fire that spreads more rapidly.
5. New technologies, such as solar panels and battery systems, create challenges for firefighting operations.

Included in the January 28th staff report were additional options to be considered. The first was a more stringent 50% sprinkler requirement criteria which many cities in the County have already adopted. Another alternative was to adopt the previous ordinance that does not include a residential retrofit sprinkler ordinance, yet maintains the previously-adopted commercial retrofit sprinkler ordinance. Lastly, a voluntary residential sprinkler program in lieu of a required residential sprinkler ordinance was proposed. The program would target major remodels where building permit applicants would be advised that they meet the City's outlined criteria for sprinklers and would be encouraged to add sprinklers to their project.

Regardless of the City Council's final decision on the issue of a local amendment requiring fire sprinkler installation, staff recommends that informational materials be prepared and distributed to encourage voluntary installation of sprinklers. This will include distribution of informational fliers, FOCUS articles, and City Cable Television public service announcements (PSA's) providing information on sprinkler systems related to life safety in residences. This information will be available and distributed by the Community Development Department during issuance of permits for large remodels.

Staff continues to recommend that the City Council adopt the originally proposed fire sprinkler local amendment which includes the 70% retrofit threshold to require fire sprinklers to be installed in one and two family homes. This requirement would be a positive step toward San Bruno having a standardized sprinkler requirement similar to neighboring jurisdictions and other San Mateo County agencies. This amendment will help protect families within the community by adding a life safety feature that has been proven to save lives.

FISCAL IMPACT:

Property owner construction improvements to existing structures or constructing new structures may result in increased construction costs and increases in related permit fees. The City may need to devote additional inspection time to verify compliance with new code requirements. Inspection time costs are covered by permit fees collected by the City.

ALTERNATIVES:

1. Adopt only the State model codes without adopting any local amendments at this time.
2. Direct staff to revise or remove specific local amendments.
3. Request that staff bring back additional information to the City Council for consideration

RECOMMENDATION:

Adopt a Resolution Approving Findings of Necessity and Need for Amendments, Deletions and Additions to the 2013 Building and Fire Code Ordinances

ATTACHMENTS:

1. Resolution
2. January 28, 2014 Staff Report with selected Attachments

DISTRIBUTION:

California Building Standards Commission

DATE PREPARED: February 3, 2014

RESOLUTION NO. 2014 - XX

RESOLUTION OF THE CITY COUNCIL OF SAN BRUNO ADOPTING FINDINGS OF NECESSITY AND NEED FOR AMENDMENTS, DELETIONS, AND ADDITIONS TO THE 2013 FIRE AND BUILDING CODES.

WHEREAS, concurrent with this resolution, the City Council of the City of San Bruno will adopt the 2013 California Building Code, Volumes 1 & 2, the 2013 California Historical Code, the 2013 California Existing Building Code, the 2013 Residential Building Code, the 2013 Green Building Standards and the 2012 International Building Code (collectively herein "the Fire and Building Codes.");

WHEREAS, it is the intent of the City Council of San Bruno to formally adopt the 2013 Fire and Building Codes at its regular meeting of February 11, 2014 for that purpose;

WHEREAS, California Health and Safety Code seeks to have uniform building standards in substantially the same format throughout the state;

WHEREAS, the City of San Bruno is authorized by Health and Safety Code Sections 17958.5 and 17958.7 to impose modifications on the California Building Standards, providing such modifications are more stringent than state standards and the modifications "are reasonably necessary because of local climatic, geological or topographical conditions"; and

WHEREAS, the City Council of San Bruno has determined and finds that the attached changes and modifications are needed and reasonably necessary because of local climactic, geological or topographical conditions in San Bruno.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of San Bruno that the following findings are made in support of modifications, amendments, additions and deletions to the Fire and Building Codes.

Local Conditions generally: Local conditions have an adverse effect on the prevention of (1) major loss fires, (2) major earthquake damage, and (3) the potential for life and property loss, making necessary changes or modifications to the state building standards in order to provide a reasonable and appropriate degree of proper security and fire and life safety in this jurisdiction. Below are listed adverse local climactic, geographical, and topographic conditions largely articulated in the City's General Plan and associated environmental impact report. Modifications which are necessitated by particular local conditions are delineated below.

1. Climactic

San Bruno has several microclimates caused by its particular geography. San Bruno lies in the northern portion of the San Francisco Bay Area's peninsula climatological subregion. The Santa Cruz Mountains extend up the center of the San Francisco Peninsula, with elevations ranging from 500 feet to 2,000 feet. The largest gap in the Santa Cruz Mountains is the San Bruno Gap, which extends from Fort Funston on the Pacific Ocean to SFO Airport on San Francisco Bay. Because the gap is oriented in the same northwest-to-southwest direction as the prevailing winds, and because elevations in the gap are below 200 feet, marine air is easily able to flow through the gap in the direction of the Bay. Atmospheric conditions such as wind speed, wind direction, and air temperature interact with the physical features of the landscape to determine the movement and dispersal of air and air pollutants. Accordingly, San Bruno's microclimate is such that it is often windy. The winds create a significant fire threat to life and property when they occur during periods of low humidity and high temperature. Sections of the City with large eucalyptus groves, as well as developments that border canyons with large quantities of flammable brush and undergrowth, present a significant fire threat.

2. Geological

San Bruno, which is only about six (6) square miles, has an active fault and two inactive faults running through it. The San Andreas Fault is considered active and passes through San Bruno running in a northwestern-southeasterly direction. Because of its active status, surface rupture potential is considered moderate to high, especially in western San Bruno. Further, state law governs development within designated areas along active fault lines pursuant to the Alquist-Priolo Special Studies Zone Act enacted in 1972. It requires cities and counties to regulate certain types of development within state delineated special study zones. Parts of San Bruno are located in Alquist-Priolo Earthquake Fault Zones thus signifying that an active fault may pose a risk of surface fault rupture to structures and therefore those areas warrant special planning and disclosures. Liquefaction is also a seismically induced hazard, which is more likely in areas underlain by clean sand lenses saturated by high groundwater. These conditions are found near the freeway, interstate interchanges, airport lands, some schools, parks and jail lands.

There are also other geologic hazards including landslides, mudslides, and erosion that may be related to seismic activity or may occur independently. Slope instability may be induced by a number of factors including heavy rainfall, grading and construction that disrupt natural drainage courses and undermine burdened hillsides. San Bruno has been adversely affected by a number of landslides.

In addition, San Bruno's particular geological situation allows it to provide ground water in addition to receiving surface supply from Hetch Hetchy in order to service the community. However, both systems are susceptible to damage in an earthquake thereby impacting the city's ability to deliver water during a catastrophic event. Due to the aged water infrastructure, an earthquake could present a fire potential and hazardous materials risk that would overwhelm the City's capability to suppress fires and respond to hazardous material incidents. The increased requirement for fire sprinklers would provide an additional means of protection in the community to help mitigate this potential.

Because of low elevations and other factors, flooding periodically occurs during heavy rains and simultaneous high tides. Some low-lying areas are also subject to potential flood hazards, such as City Park, some schools, and the central business district.

3. Topographic

The greatest fire hazards occur in areas close to natural vegetation, primarily in and above Crestmoor Canyon, and in the western foothills. Heavily wooded, chaparral and grass-covered slopes are highly flammable during dry months, particularly if there is accumulated undergrowth. Access for firefighters and equipment is difficult due to the terrain and lack of streets in undeveloped areas. Other fire hazards occur in urbanized areas including those associated with the transmission of jet fuel to the San Francisco International Airport. Industrial chemicals and processing activities occurring in industrial areas of the City contribute to fire hazards and these may be compounded by crowded conditions where there is not much separation between buildings.

Conclusion: Local climactic, geographical and topographical conditions impact fire prevention efforts relating to the spread, acceleration, intensity, and size of fire involving buildings and vegetative areas in this City. Further, they impact potential damage to all structures, from earthquake and subsequent fire. The City Council finds it is needed and necessary to modify the building standards set forth in the state codes in order to mitigate the effects of the above conditions.

The following table provides code sections that have been modified along with the associated local condition that necessitates the modification:

Code	Section	Local Condition
Building Code	107.6, 113.1, 114.4, 701A.4.3, 1505.1, R403.1.3, R602.10.4	1, 2, 3
Fire Code	108.2.1, 202, 308, 315, 505, 506, 507, 508, 607, 903, 904, 905, 906, 5601, 5608	1, 2, 3

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I hereby certify that foregoing **Resolution No. 2014 - XX**
Was adopted on February 06, 2014 at a regular San Bruno City Council meeting by the San Bruno City Council by the following vote:

AYES:

NOES:

ABSENT:

_____
Vicky S. Hasha, Deputy City Clerk

City Council Agenda Item
Staff Report

CITY OF SAN BRUNO

DATE: January 28, 2014

TO: Honorable Mayor and Members of the City Council

FROM: David Woltering, Community Development Director
Mark Ladas, Fire Chief

SUBJECT: Receive Report, Waive First Reading, and Introduce 2013 Fire and Building Code Ordinances to be Adopted by Reference, Set Public Hearing for Adoption and Adopt Resolution Approving Findings of Necessity and Need for Amendments, Deletions and Additions to the Codes

BACKGROUND:

Commencing January 1, 2014, new State of California Building Codes, including the California Fire Code, referenced as the 2013 California Building Codes became effective. These Codes apply minimum construction standards for all built structures throughout the State. These 2013 California Building Codes consist of 12 parts as follows:

Part 1	Administrative Code	Part 7	(Currently Vacant)
Part 2	California Building Code (CBC)	Part 8	California Historical Building Code
Part 2.5	California Residential Code (CRC)	Part 9	California Fire Code (CFC)
Part 3	California Electrical Code (CEC)	Part 10	California Existing Building Code
Part 4	California Mechanical Code (CMC)	Part 11	California Green Building Standards
Part 5	California Plumbing Code (CPC)	Part 12	California Reference Standards Code
Part 6	California Energy Code		

As of January 1, 2014, the City's Building Division is required by State law to enforce the 2013 California Building Standards Codes (CBC). All projects submitted on or before December 31, 2013 are permitted to comply with the 2010 Edition of the California Building Codes.

Cities can adopt amendments to the mandated State Building and Fire codes to address unique local climatic, geographical and topographical conditions. Local amendments to the State Building Codes are effective after copies of both the adopting ordinance(s) and adopted finding of need resolution are filed with the California Buildings Standards Commission (CBSC). Local amendments to the State Fire Code are effective after copies of the adopted ordinance(s) and adopted finding of need resolution are filed with the State Department of Housing and Community Development.

During the last code adoption cycle, referenced as the 2010 California Building Codes, the City Council adopted a number of local amendments. These amendments were approved and filed with the CBSC, and have been implemented since that time. These amendments are carried forward in the attached ordinances. There are no new Building Code local amendments being

proposed as part of the 2013 cycle. However, there are a limited number of new local amendments to the Fire Code being proposed for consideration by the City Council as part of the 2013 cycle.

In preparation for this code adoption cycle, staff prepared and posted an announcement on the City's website, including links to resources, for stakeholders to review and obtain information regarding the new codes. Additionally, a notification has been posted at the Community Development Department counter. In the next month, staff will host an outreach meeting for design and construction professionals to provide information and to answer questions regarding implementation related to changes within the new codes.

DISCUSSION:

Most of the changes within the 2013 CBC are minor or relate to basic code language clean-up. However, there are more substantive changes in areas related to the California Green Building Standards Code, the California Energy Code, and the California Building Code. These changes are described below in this report.

1. 2013 California Green Building Standards Code

Mandatory Measures Now Apply to Additions and Alterations

As compared with the 2010 California Green Building Standards Code, the 2013 Green Building Standards Code will extend beyond new construction and apply to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume or size. These requirements apply only to and/or within the specific area of addition or alteration. The 2013 standard mandatory measures also apply to nonresidential additions of 1,000 square feet or greater or alterations with a permit valuation of $200,000 or above.

Water Conserving Fixtures, Senate Bill 407

As of January 1, 2014, SB 407 requires non-compliant plumbing fixtures (e.g., toilets, faucets, and shower heads) to be replaced with water-conserving plumbing fixtures in particular areas when a property is undergoing additions, alterations, or improvements. This law only applies to properties built on or before January 1, 1994. Repair or maintenance will not trigger the need to replace non-compliant plumbing fixtures. Specific examples of work that will not require replacement of plumbing fixtures include the following:

- changes to electrical systems (e.g., electrical service upgrades)
- changes to mechanical systems (e.g., heating or air conditioning replacements)
- water heater replacement
- sewer line replacement
- roof replacement
- siding, stucco or any exterior finish replacement
- window replacement
- chimney repair
- dry rot repair
- termite repair

Additionally, there are general exceptions to the requirement for plumbing fixture replacements that include the following:

- work that does not require entry into the structure
- work that does not involve construction to the primary structure itself such as the following:
    - accessory structures
    - swimming pools or spas
    - site work: retaining walls, fences, patios, walkways, etc.
- work related to renewable energy systems, such as solar photovoltaic installations and electric vehicle charging stations

Some examples of work that will trigger replacement of non-compliant water fixtures in applicable structures are described below. In the circumstance that construction work does trigger replacement of non-compliant water fixtures, staff recommends a self-certification process to verify compliance with this requirement. The property owner would be required to submit a form certifying compliance to the Community Development Department.

Residential Example - Any alteration to a room that contains non-compliant plumbing fixtures will require all the plumbing fixtures in that room to be replaced with prescribed water-conserving fixtures.

Multifamily Residential Example - If the sum of concurrent building permits by the same permit applicant would increase the floor area of the building by more than 10%, water conserving plumbing fixtures will be required throughout the building. This would include all common area plumbing fixtures as well as private individual dwelling unit plumbing fixtures.

Commercial Example - If the total construction cost of the associated building permit for building alterations or improvements exceeds $150,000, all non-compliant plumbing fixtures that service the specific area of the alteration or improvement will be required to be replaced with water-conserving plumbing fixtures.

2013 California Green Building Standards Mandatory Measures versus 2010 Tier 1 measures

During the 2010 code adoption discussions held by City Council, the City Council directed staff to prepare an ordinance to implement "Tier 1" Green Building Code requirements as "Mandatory Measures" for all newly constructed residential and non-residential buildings. Since this action was taken, changes in the process for adopting the voluntary "Tiers" have been made. The California Energy Commission (CEC) now requires a process of acceptance and findings of need to be approved by the CEC to allow adoption of the voluntary "Tiers." The process involves the following:

- The City must prepare findings to support any proposed energy requirement that exceeds the prescribed model code (i.e., the 2013 California Green Building Standards Code) and the findings must be supported by a cost-benefits analysis of implementation.

- Findings must then be submitted to the California Energy Commission (CEC) for evaluation and approval prior to enforcement by the local jurisdiction.

Therefore, adopting the new Tier 1 requirements in this Code cycle requires adoption of a local ordinance that includes energy standards that would need to be approved by the CEC before they could take effect. The documentation would contain the local standards and supporting analysis on the energy savings along with an analysis of the cost effectiveness of the local regulations. At this time, the CEC software to analyze the energy cost effectiveness

is not ready. Given this circumstance, it will be necessary to defer consideration of voluntary Tiers until needed information is available from the CEC. This approach is consistent with how other jurisdictions are handling this matter. When the needed information is available from the CEC, and the required analyses prepared, staff will bring the voluntary Tiers back to the City Council for consideration.

Implementing State mandated CalGreen measures comes with some elevated building costs as compared to standard construction methods and materials. However, these costs are typically recovered over time through reduction of monthly energy bills. Moreover, it is anticipated that as the market increases for these building materials, additional manufactures will enter the market and the cost of construction materials will drop. The short-term construction costs of the mandatory CalGreen residential standards, including costs associated with the 25% increase to the 2013 Energy Code (CEC) lighting requirements are estimated to be in the range of $10,000-$20,000 for a new 2,025 square foot home.

For non-residential projects, the cost can vary depending on the size and type of building being constructed. Typically, the cost associated with achieving conformance with CalGreen mandatory measures is estimated to be 1 to 5 percent of the total construction costs.

The benefits associated with adopting green building measures are substantial. These include less dependence on non-renewable energy sources, reduced impact on the City's stormwater system through the use of permeable paving and conservation of water. The use of permeable paving also allows water to return to the City's aquifer. All of these sustainability measures are consistent with the goals of state law (i.e, AB32) and the City's adopted General Plan.

2. 2013 California Energy Code
   Changes to mandatory Title 24 lighting requirements for Residential and Nonresidential buildings improve energy efficiency of homes by 25% and nonresidential buildings by 30% as compared with the 2010 code standards. These 2013 Building Energy Efficiency Standards become effective July 1, 2014.

3. 2013 Disability Accessibility Standards
   Chapter 11 of the CBC addresses disability accessibility standards for new or altered buildings. The Chapter merges State Disability Accessibility Standards with the Federal Americans with Disabilities Act (ADA) and Americans with Disabilities Act Standards (ADAS) to provide a single design standard and to improve uniformity of implementation by design professionals and building officials.

Proposed Building and Fire Code Local Amendments

Staff recommends that the City Council carry forward the Building Code amendments that were adopted during the last code cycle with the exception of the Tier 1 Green Building Standards as discussed previously in this report. Additionally, staff is recommending a limited number of amendments to the 2013 Fire Code, as described below. These proposed amendments are consistent with practices of other nearby communities and reflect standard construction practices as well as address local needs.

1. 2010 Local Amendments Proposed to be Re-adopted and carried forward to the 2013 Code

   The following information summarizes the several relatively minor local amendments that are proposed to be re-adopted and carried forward in the 2013 Code.

A. Section 107.6 was added to California Building Code related to protecting residential structures from Airport noise impacts.

B. Section 113.1 amended the California Building Code to describe the responsibility of the building official to administer the Code.

C. Section 114.4 amended the California Building Code to describe penalties for violating the Code.

D. Section 701A.4.3 amended the California Building Code related to appropriate non-combustible materials for construction in Wildland-Urban Interface Fire areas.

E. Section 1505.1 Table 1505.1 amended the California Building Code related to the minimum roof covering classification for all Types of Construction in San Bruno to be Class B fire-retardant rating.

F. Section R403.1.3 amended the California Residential Code related to minimum reinforcement design requirements.

G. Section R602.10.4 and Table 602.10.4 amended the California Residential Code to describe Gypsum wall board (method GB) and plaster (method PCP) not to be considered for braced wall panels.

2. <u>2010 Local Amendments Proposed to be Deleted and not Carried Forward to the 2013 Code</u>

~~Green Building (A5.601.1): As directed by the City Council, this requires that all new structures be constructed to Tier 1 green building standards.~~

3. <u>Proposed New Local Amendments to take effect with the 2013 Fire Code</u>

The State mandated 2013 amendments to the 2013 Fire Code are generally minor in nature and reflect either existing municipal amendments or address the current 2013 edition section and/or page number differences. In addition, staff is proposing a number of local amendments to the Fire Code for City Council consideration. There are six categories of these proposed amendments. These amendments are being proposed to help both firefighters responding on emergency incidents and to increase the life safety of citizens within the community. Included in this proposal is an amendment that adds a new retrofit sprinkler requirement for one and two family residential properties.

Fire Sprinkler Amendment Background

Industry standards show that installing a sprinkler system into a residence increases survival rate in a fire to ninety seven percent (97%). Modern fire sprinkler systems are proven to be reliable, as statistics show an accidental discharge rate of less than one in 16 million sprinkler heads that are currently in service. Residential fire sprinkler statistics also show that ninety percent (90%) of all sprinkler activations involve only 1 to 2 sprinkler heads being discharged during an active fire.

Currently the fire code mandates sprinklers in all new construction of buildings both commercial and residential. San Bruno's existing commercial retrofit sprinkler ordinance only applies to commercial buildings when improvements to an existing building is over 7500 square feet and when a building permit for construction is issued in excess of $30,000 during a one year period.

San Bruno is one of only four municipalities in San Mateo County (i.e., Menlo Park, East Palo Alto, and Atherton) that has no requirement for installation of fire sprinklers when an existing one or two family home is remodeled, expanded or altered. Since San Bruno has many smaller homes in comparison to the County average, staff is proposing a sprinkler retrofit requirement that would be triggered when 70% or more of the existing residence is involved in a remodel or rehabilitation project. This requirement would be the same as the one currently in affect in the city of Millbrae, one of the cities partners in the initiative to consolidate fire service delivery. Staff recommends that this requirement would be a positive step toward San Bruno having a standardized sprinkler requirement similar to other San Mateo County agencies.

This proposal requires the retrofit of an entire existing one or two family dwelling with fire sprinklers when additions, remodels or alterations involve 70% or more of the existing or entire new floor area of the structure regardless of size. This means that any home that is remodeled, expanded or altered and over 70% of the existing home or 70% of the existing home combined with new square footage is affected, sprinklers would be required throughout the entire structure.
(e.g., If a 1000 sq. ft. home is remodeled and the remodel affects 70% (700 sq. ft.) of the existing home, sprinklers would be required. This proposal also requires sprinklers when the total new square footage of the residence is greater than 3000 sq. ft. and/or the home is upgraded to over three stories or 33 feet in height. The 70% calculation would be inclusive of a 36 month window of work performed on the residence should construction projects be distributed over time.

This requirement would potentially have less impact to homeowners doing additions or alterations to smaller San Bruno properties. To meet this 70% threshold, the home would have to be almost entirely altered throughout. Typically homes in this state of construction are completely "gutted", are unoccupied and have access for installation that is comparable to new construction. It is estimated that five to ten projects per year would be subject to this new retrofit sprinkler ordinance. The use of a clear threshold would provide clarity regarding the need for fire sprinkler upgrades on existing residential projects.

Single-family residential fire sprinkler systems range in cost from one to three percent of the square footage cost of a project, based upon whether it's new construction or a remodel. This equates to an average cost of $5,000 to $7,000 to install a complete fire sprinkler system for a typical single family dwelling. This is consistent with contracts that accompany fire sprinkler permits throughout the County. These costs have dropped significantly over the past few years since industry standards now allow for use of CPVC plastic piping. In perspective, this has been compared to the cost of upgraded floor coverings such as carpets in a home, yet provides a high degree of life-safety in addition to comfort for homeowners.

Staff has provided an attachment with options for one and two family fire sprinkler retrofitting for City Council consideration. The first would be to adopt a more stringent 50% sprinkler requirement criteria which many cities in the county have already adopted. The formula for the requirement would be the same criteria as has previously been discussed. Another alternative would be to adopt the previous ordinance that does not include a retrofit sprinkler ordinance. Lastly, staff proposes consideration of a voluntary residential sprinkler program in lieu of a required sprinkler ordinance. This program would target major remodels of residential properties that might otherwise meet a mandatory requirement. The building permit applicant would be advised that they meet the city's outlined criteria for sprinklers and would be encouraged to add sprinklers to their project. The program would include public outreach regarding the benefits of having sprinklers in residences. All alternatives would include a campaign to distribute informational fliers, FOCUS articles, and City Cable Television PSA's providing information on sprinkler systems related to life safety in residences. Information will be available and distributed by the Community Development Department during issuance of permits for large remodels.

Listed below are the proposed amendments to the Fire Code:

A. Fire Sprinkler Systems, proposes modifications to the current San Bruno Fire Sprinkler ordinances as follows:

   Commercial properties - the existing language is proposed to remain, with the exception of addition to the language that would grant the Fire Chief the ability to require the installation of a fire sprinkler system if a change in use or occupancy creates a more hazardous fire/life safety condition in the space where the change in use or occupancy is proposed. The existing language requires sprinklers when improvements occur to an existing building over 7,500 square feet in gross floor area and there is a permit for construction valued in excess of $30,000 in a one year period.

   Residential (Group R-3) properties (one and two family dwellings) - new language is proposed to require fire sprinklers related to retrofits and additions meeting a prescribed threshold. This language requires the retrofit of an entire existing one and two family dwelling with an automatic fire sprinkler system when additions, remodels or alterations involve seventy percent (70%) or more of the existing or cumulative square footage of the entire new structure regardless of its size. It also requires sprinklers when alterations to buildings increase the size to more than 3000 square feet and/or involve buildings over three stories, or 33 feet in height to the sill plate. The 70% calculation would be inclusive of a 36 month window of work performed on the residence, should construction projects be distributed over time.

B. Prohibits use of "Sky Lanterns", which are balloon-type unmanned devices with a fuel source (typically a candle or sterno-type of material) that are released untethered into the sky. Sky lanterns are sometimes used during certain cultural ceremonies.

C. Building Addressing Identifies the requirements for the marking of buildings with addresses, and specifies rules pertaining to required locations and sizes of numbering. Requirements involve either four inch, six inch or nine inch numbers depending on the buildings distance from the street. This parallels existing code requirements currently being enforced and standardizes language with neighboring jurisdictions.

D. Fire Department key boxes (Knox Boxes) are required for emergency access to commercial buildings.

E. Fire command control rooms in new buildings are required to be constructed with at least one exterior door for firefighter safety.

F. Elevator shunt trips are deleted. This prevents the shutdown of elevators for firefighting operations. This has been added to San Bruno and neighboring jurisdiction's construction projects as a fire condition for several years.

FISCAL IMPACT:

Property owner construction improvements to existing structures or constructing new structures may result in increased construction costs and increases in related permit fees. The City may need to devote additional inspection time to verify compliance with new code requirements. Inspection time costs are covered by permit fees collected by the City.

ALTERNATIVES:

1. Adopt only the State model codes without adopting any local amendments at this time.
2. Direct staff to revise or remove specific local amendments.
3. Request that staff bring back additional information to the City Council for consideration

RECOMMENDATION:

Receive Report, Waive First Reading, and Introduce 2013 Fire and Building Codes to be Adopted by Reference, Set Public Hearing for Adoption and Adopt Resolution Approving Findings of Necessity and Need for Amendments, Deletions, and Additions to the 2013 Fire and Building Codes.

ATTACHMENTS:

1. Resolution
2. Comparison Table of 2010 vs. 2013 California Green Building Standards Code
3. Proposed San Bruno Fire Sprinkler Ordinance Options
4. Survey Table of R-3 Fire Sprinkler Retrofit Requirements in nearby Cities
5. Ordinance adopting by reference the 2013 Administrative Code and the 2013 California Reference Standards Code (Ch. 11.02)
6. Ordinance adopting by reference the 2013 Building Code (Ch. 11.04)
7. Ordinance adopting by reference the 2013 Energy Code (Ch. 11.06)
8. Ordinance adopting by reference the 2013 Mechanical Code (Ch. 11.08)
9. Ordinance adopting by reference the 2013 Electrical Code (Ch. 11.16)
10. Ordinance adopting by reference the 2013 Plumbing Code (Ch. 11.20)
11. Ordinance adopting by reference the 2013 Fire Code (11.24)

DISTRIBUTION:

California Building Standards Commission

DATE PREPARED: January 16, 2014

REVIEWED BY:

_____CM

_____CA

Proposed San Bruno Fire Sprinkler Ordinance Options

Current proposal for San Bruno as outlined in Staff Report is as follows:

Commercial properties :

The current language requires sprinklers when improvements occur to an existing building over 7,500 square feet in gross floor area and there is a permit for construction valued in excess of $30,000 in a one year period. Additional language is proposed to grant the Fire Chief the ability to require the installation of a fire sprinkler system if a change in the use or occupancy creates a more hazardous fire/life safety condition in the space where the change in use or occupancy occurs.

Residential (Group R-3) properties (one and two family dwellings) :

New language is proposed to require fire sprinklers in residential properties meeting a prescribed construction threshold. This language requires the retrofit of an entire existing one and two family dwelling with an automatic fire sprinkler system when additions, remodels or alterations involve seventy percent (70%) or more of the existing cumulative square footage of the entire new structure regardless of its size. It also requires sprinklers when alterations to buildings increase the size to more than 3000 square feet and/or involve buildings over three stories, or 33 feet in height to the sill plate. The 70% calculation would be inclusive of a 36 month window of work performed on the residence, should construction projects be distributed over time.

Alternate Proposal 1:

Commercial:

As proposed above. New language is introduced that allows the Fire Chief to require a sprinkler system when a commercial property becomes more hazardous.

Residential:

A more stringent requirement would be proposed that includes a fifty percent (50%) retrofit sprinkler threshold for residential properties This would be in line with the majority of other jurisdictions within the county that require a complete retrofit sprinkler installation when any additions, remodels or

alterations involve fifty percent (50%) of the existing or cumulative new floor area of the building.

Alternate Proposal 2:

Adopt the previous Commercial and Residential requirements from the past code cycle. This would mean there would be no residential retrofit sprinkler ordinance or changes to the existing commercial sprinkler requirements. It would eliminate proposed language to commercial properties giving the Fire Chief the discretion to require a sprinkler system in a more hazardous commercial occupancy.

Alternate Proposal 3:

Commercial:

As proposed above.in option number 2. No changes to existing requirements.

Residential:

In lieu of a required sprinkler ordinance, create a new voluntary fire sprinkler program for residential sprinkler retrofit projects. This program would target major remodels of residential properties that might meet the criteria for an otherwise mandatory requirement. The program would include the following:

1. Public outreach regarding the benefits of having fire sprinklers in residences.
2. Informational fliers, FOCUS articles, and City Cable Television PSA's providing information on sprinkler systems related to life safety in residences.
3. Information to be available and provided as a flier by Community Development during the issuance of permits for large remodels.
4. Staff would compile statistics and complete an evaluation of the effectiveness of the voluntary program. This would be completed throughout the duration of this current code cycle to determine the impact on projects that might have been effected by a retrofit sprinkler requirement.

Cities in San Mateo County Single-Family Residential (R-3) Fire Sprinkler Retrofit Requirements

CITY	AMENDMENT	EXCEPTION
San Bruno	(Proposed) Renovation, addition or repair exceeds 70% of gross floor area.	
Millbrae	Renovation, addition or repair exceeds 70% of gross floor area.	
San Mateo	Renovation, addition or repair exceeds 50% of gross floor area.	
Foster City	Renovation, addition or repair exceeds 50% of gross floor area.	
Belmont	Renovation, addition or repair exceeds 50% of gross floor area.	
Daly City	Renovation, addition or repair exceeds 50% of gross floor area.	
Colma	Renovation, addition or repair exceeds 50% of gross floor area.	
Half Moon Bay	Renovation, addition or repair exceeds 50% of gross floor area.	
Brisbane	Renovation, addition or repair exceeds 50% of gross floor area.	
SSF	When addition exceeds 50% of gross floor area.	If total area under 2000 ft. in size or one story in height.
Pacifica	Throughout with any addition to building.	If building less than 1000 ft. in size and addition less than 500 ft.
Burlingame	Throughout when existing floor area over 2000 ft. and alteration exceeds 750 ft.	
Hillsborough	Throughout when existing floor area over 2000 ft. and alteration exceeds 1500 ft.	
Woodside	Additions or reconstructions (damage) of 50% of gross floor area or alterations of 75%.	
Portola Valley	Additions or reconstructions (damage) of 50% of gross floor area or alterations of 75%.	
Redwood City	When 1000 ft. or more added and new plus existing totals 3000 ft. or more.	
San Carlos	When existing residence is demolished, and replaced at over 2500 ft. in size.	
Menlo Park	No Requirement	
E. Palo Alto	No Requirement	
Atherton	No Requirement	

ORDINANCE No. XXXX

AN ORDINANCE OF THE CITY OF SAN BRUNO REPEALING EXISTING CHAPTER 11.24 AND ADDING NEW CHAPTER 11.24, INTERNATIONAL FIRE CODE, TO TITLE 11 (BUILDINGS, CONSTRUCTION AND FIRE PROTECTION) OF THE SAN BRUNO MUNICIPAL CODE; ADOPTING BY REFERENCE THE 2013 CALIFORNIA FIRE CODE AND THE 2012 INTERNATIONAL FIRE CODE

The City Council of the City of San Bruno ordains as follows:

Section 1. Chapter 11.24, Fire Code, of Title 11 (Buildings, Construction, and Fire Protection) of the San Bruno Municipal Code is hereby repealed.

Section 2. New Chapter 11.24, Fire Code, of Title 11 (Buildings, Construction and Fire Protection) is hereby added to the San Bruno Municipal Code to read as follows, and also with text in brackets [example], which is explanatory and not part of the ordinance, and also with strikeout (~~example~~) to show deleted text:

Chapter 11.24

INTERNATIONAL FIRE CODE

Sections:

11.24.010 **Adoption of text of 2013 California Fire Code & the 2012 International Fire Code.**
11.24.020 **Establishment and duties of Fire Prevention Division.**
11.24.030 **Amendments.**
11.24.040 **Violations.**

11.24.010 Adoption of text of 2013 California Fire Code & the 2012 International Fire Code.

A. There is a adopted by the city for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, those certain codes which marked as the 2013 California Fire Code and the International Fire Code, 2012 Edition. One copy of these documents is on file in the office of the building official. The documents are published by the California Building Standards Commission. The documents (and appendices printed therein, with the exception of Appedix J), together with additions, deletions, and amendments as set forth herein, and any future addenda or errata published by the State of California, are adopted as the Fire Code for the City of San Bruno and may be cited as such.

B. No section of the fire code for the building standards of the City of San Bruno shall impose a mandatory duty of enforcement on the city, or on any officer, official, agent, employee, board, council or commission thereof. Instead, if any section purports to impose a mandatory duty of enforcement, said section shall be deemed to invest the city, and the appropriate officer, official, agent, employee, board, council or commission thereof with discretion to enforce the section, or not to enforce it.

11.24.020 Establishment and duties of the Fire Prevention Division.

A. The California Fire Code as adopted and amended herein shall be enforced by the city fire prevention division which is hereby established and which shall be operated under the supervision of the fire marshal.

B. The chief of the fire department shall recommend to the city manager the employment of technical personnel responsible for enforcement of this code and may also detail such members as shall from time to time be necessary.

11.24.030 Amendments, additions and deletions to the California Fire Code, 2013 Edition. Amendments, additions, and deletions to the California Fire Code, 2013 are as follows:

A Section 108.2.1 CFC - Alternate Means of Protection is added:

108.2.1 Applications for appeal specific to "Request for alternate means of protection" in buildings regulated by the State Fire Marshal shall utilize the process identified in Section 1.11.2.5 in Chapter 1 of this Code.

B Section 202 CFC – Definitions is amended as follows.

The specific following definitions in Section 202, General Definitions, are amended to read as follows: [All other definitions in this section remain the same.]

Administrator. Shall mean the Chief of the Fire Department.

All-weather surface. Shall mean a finished surface with asphalt, concrete, or road pavers.

City Council. Shall mean the governing body of the City.

Firebreak. Shall mean a continuous strip of land upon and from which all rubbish, weeds, grass or other growth that could be expected to burn has been abated or otherwise removed in order to prevent extension of fire from one area to another.

Fire code official. Shall mean the Fire Marshal.

Fire trail. Shall mean a graded firebreak of sufficient width, surface, and design to provide access for personnel and equipment to suppress and to assist in preventing a surface extension of fires.

Jurisdiction. As used in the California Fire Code shall be held to mean the City.

Occupancy classification [page 48] is amended by deleting "Clinic-outpatient" from Business Group B definition and adding Group I-2.2 Outpatient Clinic to Institutional Group I [page 51] as follows: Group I-2.2 Outpatient Clinic. A healthcare facility that receives five or less persons for outpatient medical care that may render the patient incapable of unassisted self-preservation, also known as an Outpatient Clinic.

Response time. Is the elapsed time from receipt of call to the arrival of the first unit on scene.

Running time. Is the calculated time difference between leaving the first-due station and arriving on the emergency scene.

Sky Lantern. An unmanned device with a fuel source that incorporates an open flame in order to make the device airborne.

Temporary fire department access road for construction. Is a temporary roadway for emergency vehicle use during project construction.

Temporary fire department access road for construction of one (1) residential (R3) unit. Is a temporary roadway for emergency vehicle use during construction of an individual residential (R3) structure where a fire department access road is required as part of the project.

Temporary water supply. Is stored water for firefighting purposes in an aboveground tank during combustible construction.

C Section 308 CFC - Open Flames is amended as follows:

308.1.6.3 Sky Lanterns. No person shall release or cause to be released an untethered sky lantern.

D Sections 315 CFC - Miscellaneous Combustible Materials Storage is amended.

Section 315.1 CFC is amended by adding the following exception to read as follows:

Section 315.1 General. Storage, use and handling of miscellaneous combustible materials shall be in accordance with this section. A permit shall be obtained in accordance with Section 105.6.

Exception: Storage of combustible materials other than motorized vehicles or vessels shall not be permitted in a public parking garage or in a garage or carport serving a Group R, Division 1 or Group R, Division 2 Occupancy, unless the method of storage is approved by the Fire Code Official.

E Section 505.1 through 505.1.3 CFC - Premises Identification is amended as follows:

505.1.1 is added to read as follows:

1. When the structure is thirty six (36) to fifty (50) feet from the street or fire apparatus access, a minimum of one-half inch (1/2") stroke by six inches (6") high is required.

2. When the structure is more than fifty (50) feet from the street or Fire Department access, a minimum of one-inch (1") stroke by nine inches (9") high is required.

Section 505.1.2 Multi-Tenant Buildings. Numbers or letters shall be designated on all occupancies within a building. Size shall be one-half inch (1/2") stroke by four inches (4") high and on a contrasting background. Directional address numbers or letters shall be provided. Said addresses or numbers shall be posted at a height no greater than 5 feet, 6 inches (5' 6") above the finished floor and shall be either internally or externally illuminated in all new construction.

Section 505.1.3 –Rear Addressing. When required by the Fire Chief, approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the fire apparatus road at the back of a property or where rear parking lots or alleys provide and acceptable vehicular access. Number stroke and size shall comply with 505.1.1.

F Section 506.1 CFC - Key Boxes is amended as follows:

506.1 Where Required. The key box shall be of an approved type and shall contain contents as established in Section 506.1.1.1.

Section 506.1.1.1 is added to read as follows:

Section 506.1.1.1 Key box contents requirements. The keys provided shall be two master keys to all spaces including multi-tenant spaces. Additional keys shall be included for elevator control, fire alarm control panels, and fire sprinkler control valve access. Contents inside key box shall follow approved fire department standards

G Section 507.5.2 CFC - Inspection, Testing and Maintenance is amended as follows:

Section 507.5.2 is amended by adding Section 507.5.2.1:

Section 507.5.2.1: Where the duty of maintaining fire hydrants are not specified in anylegal document, fire hydrants that are adjacent to public streets, or streets accepted with public easements, or streets with water mains maintained by the City, are to be maintained by the City. Fire hydrants that are adjacent to privately controlled or owned streets, or streets with water mains maintained by the property owner(s), are to be maintained by the private property owner(s) in accordance with the City Water Division and Fire Department adopted standards.

H Section 508 CFC – Fire Command Center is amended as follows:

Section 508.1.1.1 is added to read as follows:

Section 508.1.1.1. Requirements. Fire command center shall be equipped with an exterior door and be located at the exterior of the building at a location approved by the Fire Chief or designee.

I Section 607.6 CFC - Shunt Trip is amended as follows:

Section 607.6 shall be deleted in its entirety and replaced with the following:

Section 607.6. Shunt Trip Prohibited. Where elevator hoistways and/or elevator machine rooms containing elevator control equipment are located within buildings equipped with automatic fire sprinklers, the following is required in lieu of a shunt trip:

J Section 903.1.1 of the fire code is deleted in its entirety.

K Section 903.1.2 CFC - Additions and Alterations is amended as follows:

Section 903.1.2 is added to read as follows:

1. An automatic fire sprinkler system shall be installed in the occupancies and locations as set forth in this Section, unless the Fire Chief determines that the public health and safety do not require installation of a fire sprinkler system. Fire sprinkler systems shall be installed in accordance with Section 903 and the California Residential Code or the most current addition of the following as a minimum standard:

a. NFPA Pamphlet 13D for residential, one and two family dwelling occupancies.

b. NFPA Pamphlet 13R for multi-family dwellings up to four stories in height, and

c. NFPA Pamphlet 13 for all other types of occupancies for which fire sprinkler systems are required.

2. The square footage of every room being added or altered shall be included in the calculation of total square footage of an addition or alteration.

a. The entire square footage of an individual room shall be considered added or altered when at least fifty percent (50%) or greater of the linear length of interior wall sheeting or ceiling, concrete, brick or masonry substance of any one wall within the room is new, removed, or replaced.

b. The conversion of a single-family dwelling to a two-family dwelling or a multi-unit structure shall be subject to this Section.

L. Section 903.2 CFC – Automatic Sprinkler Systems, Where Required is amended as follows:

Section 903.2. Where Required. Approved automatic sprinkler systems shall be installed throughout all new occupiable and/or habitable buildings and structures. This requirement does not affect the designer's ability to use a fire sprinkler system for area and height increases that are allowed by the Fire or Building Codes.

M. Section 903.2.8.1 of the fire code is deleted in its entirety and replaced with the following:

Section 903.2.8.1 Existing Group R Occupancies. All existing one and two family dwellings and structures shall be retroactively protected by an approved automatic extinguishing system when they meet one or more of the following criteria:

1. When additions, remodels or alterations involve 70% or more of the existing structure or if the building's roof and walls are removed so that only 30% or less of the building remains. Calculations of square footage involved will be based on criteria set forth in section 903.1.2.

2. A total building floor area equal to or in excess of 3000 square feet in size.

3. More than three stories or 33 feet in height measured from the lowest grade of Fire Department access to the top sill plate.

4. Work performed requiring a permit within a 36 month time period will be accumulative, and subject to retroactive protection.

N. Section 903.3.1.1.1 CFC - Exempt Locations is amended by adding the following exempt location:

Section 903.3.1.1.1. Exempt Locations.

8. At the top of elevator hoist ways and elevator machine rooms enclosed by fire barrier as required by the Building Code.

O. Section 903.3.1.4 CFC is added to read as follows:

Section 903.3.1.4 Inspectors Test Valves. Inspector Test Valves shall be provided for each system and located at the furthest point away from the sprinkler riser.

P. Section 903.3.1.5 CFC is added to read as follows:

Section 903.3.1.5 Additional Residential Sprinkler Locations. The installation of a residential fire sprinkler system shall conform to the following:

1. Sprinklers shall be required throughout carports and garages.

Exception: Detached carports and garages less than 400 square feet in area and separated from residential buildings complying with Section 503.1.2 of the Building Code and assuming a property line between all other structures.

2. Sprinkler coverage shall be provided in the following additional locations:

a. Attics adjacent to storage, mechanical equipment, electrical equipment and attic access openings.

b. Attics and crawl spaces containing mechanical and/or electrical equipment.

1. The elevator machine room shall be constructed with the minimum fire rating as the hoistway.

2. Fire sprinklers at the top of the hoistway and inside the elevator machine room shall not be installed.

3. Means for elevator shutdown shall not be installed.

Q. Section 903.3.8 CFC - Floor Control Valves shall be deleted and replaced as follows:

903.3.8 Floor Control Valves.

Floor control valves and waterflow detection assemblies shall be installed at each floor. [this replaces existing text.]

R. Section 903.4.2 CFC – Alarms is amended as follows:

903.4.2 An approved exterior rated horn/strobe shall be connected to every automatic sprinkler system. The alarm device shall be provided on the exterior of the building in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system. [This replaces the existing text.]

903.4.3- Floor control valves is amended as follows:

Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor in all buildings. [This replaces the existing text.]

S. Section 903.6 CFC - Existing Buildings and Structures is added to read as follows:

903.6.1. An automatic fire extinguishing system shall be installed throughout (except one or two-family dwellings) when an addition, alteration, modification, remodel or modernization occurs to an existing building or structure over 7,500 square feet in gross floor area, which would require a building permit for construction valued in excess of $30,000 in a 12 month period.

903.6.2. An automatic fire extinguishing system shall be installed when any change in the use or occupancy creating a more hazardous fire/life safety condition, as determined by the Fire Chief, requires that an automatic fire sprinkler system be installed in the space where the change in use or occupancy is proposed.

903 *Exception:* When an addition is less than 250 square feet.

T. Section 905 CFC – Standpipe Systems is amended as follows:

Section 905.3 required installations. Standpipe systems shall be installed where required by Sections 905.3.1 through 905.3.10.1 and in the locations indicated in Sections 905.4, 905.5 and 905.6. Standpipe systems shall be combined with *automatic sprinkler systems.*

Exception: Standpipe systems are not required in Group R-3 occupancies.

Section 905.3.1 Height. *In other than Group R-3 and R-3.1 occupancies, class III* standpipe systems shall be installed throughout *at each floor where any of the following occur:*

1. (Unchanged)
2. *Buildings that are two or more stories in height*
3. *(Unchanged)*
4. Buildings that are one or more stories below the highest level of fire department vehicle access.

Exceptions:
1. Class I standpipes are allowed in buildings equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or 903.3.1.2.

2. (Deleted)
3. Class I manual dry standpipes are allowed in *open parking garages* that are subject to freezing temperatures, provided that the hose connections are located as required for Class II standpipes in accordance with Section 905.5.
4. Class I standpipes *shall be provided* in basements equipped throughout with an *automatic sprinkler system.*
5. In determining the lowest level of fire department vehicle access, it shall not be required to consider:

5.1. – 5.2 (Unchanged)

Section 905.3.2 Group A. Class I automatic wet standpipes shall be provided *all* Group A buildings.

Exceptions:
1. (Unchanged)
2. (Deleted)

Section 905.3.5 Underground buildings. Underground buildings shall be equipped throughout with a Class I automatic wet system.

Section 905.3.10.1 *All other stations shall be provided with a class I approved wet standpipe system; a manual dry class I standpipe system may be allowed in areas subject to freezing.*

Section 905.4 Location of Class I standpipe hose connections. Class I standpipe hose connections shall be provided in all of the following locations:

In every required *stairway*, a hose connection shall be provided for each floor level. Those connections shall be located at an intermediate floor level landing between floors, unless otherwise *approved* by the fire code official. *See Section 909.20.3.2 for additional provisions in smoke proof enclosures.*

U. Section 5601 CFC Scope is amended by adding Sections 5601.1 Exception, 5601.2,5601.3,5601.3.1, 5601.4, and 5601.5 to read as follows: [All of previous Section 33XX numbers in this section changed to 56XX numbers]

5601.1.1-Established limits. Storage of explosive materials is prohibited with the limits established by law as the limits of districts in which such storage is prohibited, see Section 7. In districts where the storage of explosive materials is permitted the quantities of explosives and distances shall be in accordance with the *International Fire Code sections 5601.8.1 and 5601.8.1.1.*

Exceptions: Approved storage of "safe and sane" fireworks as defined by the State Fire Marshal and regulated by the City Municipal Code Chapter 6.50.

5601.2-Fireworks. The possession, manufacture, storage, sale, handling and use of fireworks are prohibited. The possession, manufacture, storage, sale, handling and use of fireworks or pyrotechnic materials within the jurisdiction of the City are prohibited.

Exceptions:

1. Firework storage within the jurisdiction of the City is limited to aerial fireworks in conjunction with an approved and permitted aerial display, see also Section 5601.4.
2. Safe and Sane fireworks as defined by the State Fire Marshal shall be allowed as regulated by the City Municipal Code Chapter 6.50.
3. Snap Caps and Party Poppers as classified by the State Fire Marshal as pyrotechnic devices.

5601.3-Rocketry. The storage, handling and use of model and high-power rockets shall comply with the requirements of *California Code of Regulations, Title 19, Article 17* and when appropriate NFPA 1122, NFPA 1125, and NFPA 1127.

5601.3.1-Ammonium nitrate. The storage and handling of ammonium nitrate shall comply with the requirements of Chapter 40 and NFPA 490.

Exception: Storage of ammonium nitrate in magazines with blasting agents shall comply with the requirements of NFPA 495.

5601.4-Residential uses. No person shall keep or store, nor shall any permit be issued to keep or store, any explosives, fireworks or pyrotechnic material at any place of habitation, or within 100 feet (30 480mm) thereof.

Exception: Storage of smokeless propellant, black powder, and small arms primers for personal use and not for resale in accordance with *International Fire Code* Section 5606.

5601.5-Sale and retail display. The possession, manufacture, storage, sale, handling and use of fireworks or pyrotechnic materials within the jurisdiction of the City are prohibited.

Exceptions:

1. Safe and sane fireworks as defined by the State Fire Marshal and regulated by the City Municipal Code Chapter 6.50.

2. Snap Caps and Party Poppers as classified by the State Fire Marshal as pyrotechnic devices.

V. Section 5608 CFC Fireworks display is amended by adding Sections 5608.2, 5608.2.1, and 5608.3 to read as follows:

5608.2-Permit required. Permits to conduct an aerial display shall be required as set forth in Section 105.6.51 and regulated in accordance with *California Code of Regulations, Title 19, Chapter 6* and this section.

Exception: Snap Caps and Party Poppers as classified by the State Fire Marshal as pyrotechnic devices.

5608.2.1-Prohibited and Limited Acts. Storage of explosive materials is prohibited with the limits established by law as the limits of districts in which such storage is prohibited, see Section 7. In districts where the storage of explosive materials is permitted, the quantities of explosives and distances shall be in accordance with the *International Fire Code* Sections 5601.8.1 and 5601.8.1.1.

5608.3-Financial responsibility. Before a permit is issued, as required by Section 5608.2, the applicant shall provide a hold harmless agreement agreeing to indemnify the city and shall provide a liability insurance policy in an amount and form to be set by the city attorney for payment of all damages to persons or property which arise from the activity. The city attorney is authorized to specify a greater or lesser amount when, in his or her opinion, conditions at the location of use indicate a greater or lesser amount is required.

W. Appendix A is amended to read as follows:

Appeal and Review

A The chief of the fire department shall be charged with the duty and responsibility of administrating the provisions of this chapter.

B Whenever it is provided herein that certain things shall be done in accordance with the order, opinion, or approval of the chief of the fire department, such order, opinion or approval shall be complied with; provided, any person aggrieved thereby, or believing that such order, opinion or approval is erroneous or faulty, may appeal except as otherwise provided in this chapter, to the city manager in writing within seventy-two hours after such order, opinion or approval has been given, and the city manager shall affirm, modify or reverse the same within seventy-two hours thereafter; provided that, if dissatisfied with the city manager's ruling thereon, that person may appeal to the city council in accordance with San Bruno Municipal Code Chapter 1.32 and the decision of the council shall be final and conclusive. In the meantime, except in the case of immediate hazard, the order, opinion, or approval shall be deemed suspended until such person has exhausted his or her right of appeal as herein provided.

11.24.040 Violations.

Any person, firm, or corporation violating any provision of this Code shall be deemed guilty of a misdemeanor, and each such person, firm, or corporation, shall be deemed guilty of a separate offense for each and every day or portion thereof during which such violation exists and shall be punished as set forth in San Bruno Municipal Code Chapter 1.28.

Section 3. Validity.

The City Council of the City hereby declares that should any section, paragraph, sentence or work of this code as adopted and amended herein be declared for any reason to be invalid, it is the intent of the City Council of the City that it would have passed all other portions or provisions of this Ordinance independent of the elimination here from any such portion or provision as may be declared invalid.

Section 4. The City Council finds, pursuant to Title 14 of the California Code of Regulations, Section 15378, that this ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) in that:

A. It is not a Project as provided by the Act, in that it does not have a potential for resulting in a detrimental physical change in the environment, directly or ultimately as provided in Title 14, Section 15378 (a);

B. In that it is further exempt under the definition of Project in Section 15378 (b) (3) in that it concerns general policy and procedure making;

C. In that it can be seen with certainty that there is no possibility that activity may have a significant effect upon the environment pursuant to Title 14, Section 15061(b) (3); and

D. In that the action taken is an action by a regulatory agency that will both enhance and protect the environment and thereafter categorically exempt pursuant to Title 14, Section 15308.

Section 5. This Ordinance shall be published as required by law and shall be effective on February 11, 2014.

_____

Mayor

ATTEST:

_____

City Clerk

APPROVED AS TO FORM

_____

City Attorney

---o0o---

I hereby certify that the foregoing Ordinance No. XXXX was introduced on January 28, 2014 and adopted at a regular meeting of the San Bruno City Council on February 11, 2014, by the following vote:

AYES: COUNCILMEMBERS:_____

NOES: COUNCILMEMBERS:_____

ABSENT: COUNCILMEMBERS:_____

_____

City Clerk

City Council Agenda Item
Staff Report

CITY OF SAN BRUNO

DATE: February 6, 2014

TO: Honorable Mayor and Members of the City Council

FROM: Klara A. Fabry, Public Services Director

SUBJECT: Adopt Resolution Waiving the Competitive Bidding Process and Authorizing the City Manager to Execute a Contract with Eaton Pumps Sales and Services for Emergency Repair to the Forest Lane Well in the Amount of $35,948 and Authorizing a Construction Contingency of $3,600

BACKGROUND:

The City of San Bruno owns, operates and maintains approximately 100 miles of water mains, 5 water production wells, 8 water tanks, 8 pump stations, 900 hydrants, 9,000 valves, 13 pressure zones, water quality infrastructure and other related facilities designed to deliver reliable and high quality drinking water to residents. The City provides drinking water to City residents and currently receives approximately fifty percent of its water supply from the San Francisco Public Utilities Commission (SFPUC) and the other fifty percent supplied from groundwater extraction.

DISCUSSION:

At the current time, two of the City's production wells are not in operation. Commodore Well has reached the end of its useful life and is in the process of being replaced and Forest Lane Well is not operating due to a catastrophic motor failure.

The remaining three wells currently operating are: Corporation Yard Well, Cypress Well and Lion's Field Well. These three wells combined produce 1.6 Million Gallons per Day (MGD). Forest Lane Well, when in service, normally produces .7 MGD. When all wells except the Commodore Well are operating at full capacity, they produce 2.3 MGD, which is the maximum production that can be produced from the Westside Basin as required by the Ground Water Management Plan.

San Bruno's daily water demand is around 3.8 MGD. Forest Lane Well produces approximately one third of the City's total water demand. While the well is not operating, the City must purchase more water from the SFPUC to meet the daily demand, and is unable to provide a backup system if other wells experience problems.

The submersible motor in Forest Lane Well failed on January 9, 2014. Eaton Pumps removed and inspected the motor, pump and well casing and has provided a detailed estimate for repairs. Eaton Pumps has successfully completed several critical repairs and maintenance for City water system equipment and infrastructure, and they provide timely response that have assisted the City in resolving many issues in a satisfactory and professional manner.

The failed submersible motor was originally installed in 2009, after having been removed and rebuilt from another well. This motor has a typical life span of five years. While daily

4.6.

inspections occur at each well site, submersible motors cannot be diagnosed or maintained from the surface. The motor most likely experienced an internal failure which caused a large hole in the outer casing causing permanent damage and requiring the well to be shut down.

State law and the City's local ordinances address situations in which there might not be sufficient time to go through the competitive bid process if an emergency repair is needed. In summary, State law defines an emergency as "a sudden, unexpected occurrence that poses a clear and imminent danger, requiring immediate action to prevent or mitigate the loss or impairment of life, health, property, or essential public services."

In the case of an emergency, the City Council may take any directly related and immediate action required by the emergency, and procure the necessary equipment, services, and supplies for those purposes, without the typical competitive public bidding process. An action by the City Council to declare the existence of an emergency and to authorize implementation of emergency procedures requires a four-fifths vote of the City Council.

In this case, an emergency exists because the failure of the motor has caused the well to be offline and is unable to provide the needed .7 MGD water to the water distribution system. The City is experiencing an immediate need to complete repair and re-installation of the motor and pump to restore system integrity and back-up capability.

FISCAL IMPACT:

The contract amount of $35,948, along with the construction contingency of $3,600, will be funded by the 2013-14 Water Distribution Contractual Services Operating budget.

ALTERNATIVES:

1. Do not authorize the emergency repair contract, advertise the project work as a formal bid, and continue the shutdown of Forest Lane Well operations until a contractor is selected.

RECOMMENDATION:

Adopt resolution waiving the competitive bidding process and authorizing the City Manager to execute a contract with Eaton Pumps Sales and Services for emergency repair to the Forest Lane Well in the amount of $35,948 and authorizing a construction contingency of $3,600.

ATTACHMENTS:

1. Resolution

DISTRIBUTION:

None

DATE PREPARED:

January 29, 2014

RESOLUTION NO. 2014-____

RESOLUTION WAIVING THE COMPETITIVE BIDDING PROCESS AND AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH EATON PUMPS SALES AND SERVICES FOR EMERGENCY REPAIR TO THE FOREST LANE WELL IN THE AMOUNT OF $35,948 AND AUTHORIZING A CONSTRUCTION CONTINGENCY OF $3,600

WHEREAS, the City of San Bruno desires to utilize the services of a well-qualified contractor to assist the City with emergency services for the City's water system infrastructure; and

WHEREAS, Public Contracts Code section 1102 defines an emergency as follows: "Emergency, as used in this code, means a sudden, unexpected occurrence that poses a clear and imminent danger, requiring immediate action to prevent or mitigate the loss or impairment of life, health, property, or essential public services."; and

WHEREAS, Public Contracts Code section 20168 provides:
"In case of an emergency, the legislative body may pass a resolution by a four-fifths vote of its members declaring that the public interest and necessity demand the immediate expenditure of public money to safeguard life, health, or property. Upon adoption of the resolution, it may expend any sum required in the emergency without complying with this chapter. If notice for bids to let contracts will not be given, the legislative body shall comply with Chapter 2.5 (commencing with Section 22050)"; and

WHEREAS, an emergency exists as a result of damage and resulting failure of a motor at Forest Lane Well. The failure of the motor has caused the well to be offline and unable to provide water to the water distribution system. Forest Lane Well normally provides .7 MGD. Although a contractor has made an initial inspection and removal of the motor and pump, an immediate and complete repair and re-installation of the motor and pump is called for in order to restore system integrity and back-up capability; and

WHEREAS, the public interest and necessity demand the immediate expenditure of public money to safeguard life, health, property, or essential public services and that the emergency will not permit a delay resulting from competitive solicitation for bids, and this action is necessary to respond to the emergency; and

WHEREAS, Eaton Pump Sales and Services Inc. is a professional water pump/motor repair and service company with extensive experience in maintenance for both private companies and public agencies; and

WHEREAS, services include, but not limited to repair and replacement of water system motor, pump, repair and cleaning of well casing and related equipment at Forest Lane Well; and

WHEREAS, the City selected Eaton Pump Sales and Services based on their experience with City facilities, industry experience and ability to perform the necessary repair services; and

WHEREAS, specific actions necessary to prevent or mitigate an emergency are exempt from CEQA (Public Resource Code Section 21080(b)(4); and

WHEREAS, the contract will be funded from the Water Contractual Services Operations and Maintenance budget.

NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby waives the competitive bidding process and authorizes the City Manager to execute a contract with Eaton Pumps Sales and Services for Emergency Repair to the Forest Lane Well in the amount of $35,948 and authorizing a construction contingency of $3,600.

Dated: February 6, 2014

ATTEST:

_____

Carol Bonner, City Clerk

-o0o-

I, Carol Bonner, City Clerk, do hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the City Council of the City of San Bruno this 6th day of February 2014 by the following vote:

AYES:	Councilmembers:	_____
NOES:	Councilmembers	_____
ABSENT:	Councilmembers:	_____

City Council Agenda Item
Staff Report

CITY OF SAN BRUNO

DATE: February 6, 2014

TO: Honorable Mayor and Members of the City Council

FROM: Kerry Burns, Community Services Interim Director
Danielle Brewer, Community Services Superintendent

SUBJECT: Adopt Resolution Waiving the Competitive Bidding Process and Authorizing the City Manager to Execute a Contract with Corby Gould Pools, Inc. for Emergency Replacement of the Swimming Pool Plumbing in the Amount of $70,500 and Authorizing a Project Contingency of $9,500

BACKGROUND:

Since 1959, the San Bruno Park Pool has served the community with aquatics programs including swimming lessons, recreational swimming, lap swimming and water aerobics. For the past 15 years, the pool, its plumbing system and equipment has required more routine maintenance as equipment and systems have aged and become increasingly unreliable.

Over the past few years, the City has performed both routine maintenance and repairs on the pool and its systems. In 2011, Corby Gould Pools, Inc. replastered and retiled the pool. In April 2012, a leak was detected in the plumbing system. A leak finding company was retained by the City to evaluate the severity of the leaks. In May 2012, the City contracted with JB Leak Finders to further evaluate and repair these leaks. At that time, two leaks were repaired. In April 2013, the City requested the company evaluate an additional leak. Several additional leaks were discovered in the plumbing system. These leaks were more significant than those identified in 2012. JB Leak Finders recommended immediate repairs be made to the most serious leaks. These repairs were performed in order to allow for the delivery of the 2013 aquatics season.

Given the frequency and severity of the leaks identified, staff began developing a scope of work for the Fiscal Year 2013-14 Capital Improvement Program (CIP) Budget for the full replacement of the pool's plumbing. Approved by the City Council as part of the Fiscal Year 2013-14 CIP Budget, $80,000 is appropriated for the replacement of the plumbing which exchanges water between the large swimming pool and the water filtration and heating systems.

DISCUSSION:

On January 21, 2014 while preparing the pool for the Polar Bear Plunge, staff discovered the surge tank at the pool was not functioning properly. Staff drained the tank and found it was leaking. This tank functions with a float to help maintain the pool water level. To repair the tank, the pool must be drained and a layer of fiberglass must be applied to the tank's walls. This type of repair is relatively straightforward, however prior to performing the repairs, the surge tank and the pool must both be drained.

4.C.

Due to the leak in the surge tank, staff suspended use of the surge tank. Once the tank was shut and manual filling of the pool became required, the loss of water level in the pool became more evident. The pool is losing water at an accelerated rate of approximately four inches per day. Given this loss of water, it is likely the water leaking from the pool and/or its plumbing system is seeping into the area under and around the pool. This leaking water may be eroding and undermining the foundation of the pool deck, pool, or adjacent park area. Additionally, because water is leaking at a rapid rate, a larger volume of chemicals is being used to balance the fresh water consistently refilling the pool. This results in additional water and chemical costs. Lastly, the loss of this chemically treated water from the pool into the surrounding area may be detrimentally impacting trees and plant materials in the park.

Following the discovery of the rapid water loss, informal estimates were requested from three swimming pool contracts, all of which the City had previously solicited formal bids for the pool resurfacing project, plumbing leak repairs and replacement of the pool's heating system. Two of the three companies provided informal estimates, with the third company failing to respond to the City's request for an estimate. The estimate from Corby Gould Pools, Inc. was the less expensive of the two estimates received. Further, the City is familiar with the quality of this company's work having contracted with them in 2011 when they replastered and retiled the pool. Finally, Corby Gould Pools, Inc. is available to begin the work to replace the pool's plumbing system immediately in contrast to the other company which will require time to schedule the work.

With the adoption of the CIP Budget, staff began the process of preparing the bid package to formally bid the project. The routine competitive bidding process requires approximately one month from the time the bid documents are issued until the time the City Council considers and awards a contract. This bidding process requires four days to notify the newspapers to publish the advertisement, ten days to advertise the project, one day for the bid opening, five days to analyze the bids and issue an Intent to Award and a five day bid protest window from issuing Notice of Intent. The total minimum number of days for the regular bid process is twenty-five days. Once the bid is accepted and approved, a staff report to the City Council is prepared and presented. Depending on the meeting date, this could add up to fourteen additional days until the project is presented to the City Council. Due to the rapid water loss in the pool and/or its plumbing system and the potential damage the loss of water may be causing to the integrity of the pool and surrounding area, it has become urgent to perform the emergency repairs to stop the leaks.

State law and the City's local ordinances address situations in which there might not be sufficient time to go through the competitive bid process if an emergency repair is needed. In summary, State law defines an emergency as a sudden, unexpected occurrence that poses a clear and imminent danger, requiring immediate action to prevent or mitigate the loss or impairment of life, health, property, or essential public services.

In the case of an emergency, the City Council, may take any directly related and immediate action required by the emergency, and procure the necessary equipment, services, and supplies for those purposes, without giving notice for bids to let contracts. An action by the City Council to declare the existence of an emergency and to authorize waiver of the competitive bidding process and emergency bidding procedures requires a four-fifths vote of the City Council.

With the City Council's authorization to waive the competitive bidding process and enter into an emergency contract to replace the pool's plumbing system, the selected contractor would first conduct a comprehensive leak test of both the pool and its plumbing system. If, as anticipated, the leak results only from the pool's plumbing, authorization would be granted to proceed with the replacement of the plumbing system. If, however, leaks are also detected within the shell of the pool, a reassessment of the scope of work would be conducted and necessary and appropriate steps, including returning to the City Council, would be undertaken.

FISCAL IMPACT:

The contract amount of $70,500 along with the project contingency of $9,500 will be funded through the existing City Council appropriation contained within the approved Fiscal Year 2013-14 CIP Budget.

ALTERNATIVES:

1. Do not waive the competitive bidding process and bid the project as a non-emergency project through the normal bid process.

RECOMMENDATION:

Adopt resolution waiving the competitive bidding process and authorizing the City Manager to execute a contract with Corby Gould Pools, Inc. for emergency replacement of the swimming pool plumbing in the amount of $70,500 and authorizing a project contingency of $9,500.

DISTRIBUTION:

None

ATTACHMENTS:

1. Resolution

2. Fiscal Year 2013-14 CIP Budget Project Information Sheet: Project Number 87108, Swimming Pool Plumbing Replacement Project

DATE PREPARED: January 30, 2014

REVIEWED BY:

_____ CM

RESOLUTION NO. 2014 –

ADOPT RESOLUTION WAIVING THE COMPETITIVE BIDDING PROCESS AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN EMERGENCY POOL PLUMBING REPLACEMENT CONTRACT WITH CORBY GOULD POOLS, INC. IN THE AMOUNT OF$70,500 AND AUTHORIZING A PROJECT CONTINGENCY OF $9,500

WHEREAS, the City of San Bruno desires to utilize the services of a well-qualified contractor to assist the City with emergency services to repair leaks within the City's pool plumbing system; and

WHEREAS, Public Contracts Code section 1102 defines an emergency as follows: "Emergency, as used in this code, means a sudden, unexpected occurrence that poses a clear and imminent danger, requiring immediate action to prevent or mitigate the loss or impairment of life, health, property, or essential public services."; and

WHEREAS, Public Contracts Code section 20168 provides: "In case of an emergency, the legislative body may pass a resolution by a four-fifths vote of its members declaring that the public interest and necessity demand the immediate expenditure of public money to safeguard life, health, or property. Upon adoption of the resolution, it may expend any sum required in the emergency without complying with this chapter. If notice for bids to let contracts will not be given, the legislative body shall comply with Chapter 2.5 (commencing with Section 22050)"; and

WHEREAS, an emergency exists as a result of leaking from the pool's plumbing system resulting in substantial water loss and potential damage to the structural stability of the pool and surrounding area; and

WHEREAS, the formal bid process will take approximately 35-40 days in which time the structure of the pool and surrounding area may become compromised or cause structural damage to the swimming pool, deck or adjacent park space; and

WHEREAS, the public interest and necessity demand the immediate expenditure of public money to safeguard life, health, property, or essential public services and that the emergency will not permit a delay resulting from competitive solicitation for bids, and this action is necessary to respond to the emergency; and

WHEREAS, Corby Gould Pools, Inc. is a professional pool leak repair contractor with extensive experience in maintenance for both private companies and public agencies; and

WHEREAS, Corby Gould Pools, Inc. provided the least expensive informal estimate and has previously performed qualified work for the City of San Bruno in 2011 when it replastered and retiled the pool; and

WHEREAS, services include, but not limited to replacement of the plumbing which exchanges water between the large swimming pool and the water filtration and heating systems; and

WHEREAS, the City selected Corby Gould Pools, Inc. based on their experience with City facilities, industry experience and ability to perform the necessary repair services; and

WHEREAS, specific actions necessary to prevent or mitigate an emergency are exempt from CEQA (Public Resource Code Section 21080(b)(4); and

WHEREAS, the contract will be funded from the$80,000 appropriation provided for in the Fiscal Year 2013-14 Capital Improvement Program Budget Project Number 87108: Swimming Pool Plumbing Replacement Project budget.

NOW, THEREFORE, BE IT RESOLVED, the City Council hereby authorizes the City Manager to execute a contract with Corby Gould Pools, Inc. for emergency repair services to swimming pool plumbing in an amount of $70,500 and authorizes a project contingency of $9,500.

Dated: February 6, 2014

ATTEST:

_____

Carol Bonner, City Clerk

-o0o-

I, Carol Bonner, City Clerk, do hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the City Council of the City of San Bruno this 6th day of February 2014 by the following vote:

AYES:	Councilmembers:	_____
NOES:	Councilmembers	_____
ABSENT:	Councilmembers:	_____

Swimming Pool Plumbing Replacement Project

PROJECT INFORMATION

Origination Year: 2013-14
Project Number: 87108
Projected Completion Date: 2014
Life Expectancy: 40years
Total Project Cost: $80,000

Project Description:

This project will replace the plumbing which exchanges water between the large swimming pool and the water filtration and heating systems. Due to its age, ground settling and corrosion, the plumbing is leaking at a rate of approximately 400 gallons daily. This leaking plumbing may be causing erosion to the ground under and adjacent to the swimming pool. This project is recommended to ensure the safety of the swimming pool and surrounding area as well as to reduce the expense associated with continuously refilling the swimming pool.

2012-13 Status:

Leaks were discovered in the plumbing in January of 2012.An emergency repair was performed in April 2012.While repairing the plumbing, additional cracks and breaks were discovered. It was the recommendation of the City's contractor that these additional repairs be made at soon as the swimming pool was serviceable and closure of the pool for several days would not impact programming at the facility.

2013-14 Work Plan:

Contract with a company to replace the large swimming pool plumbing to ensure its structural integrity and water efficiency.

Project Appropriations:

Current Year Appropriations:

Funding Source	Prior Approp.	Prior Expense	Carryover Approp.	2013-14 Funding Request	2013-14 Total Funds Available	Total Project Cost
One-Time Revenue	0	0	0	80,000	80,000	80,000
Total	**0**	**0**	**0**	**80,000**	**80,000**	**80,000**

Five-Year Work Program Appropriations:

Funding Source	2013-14	2014-15	2015-16	2016-17	2017-18	Total Request
One-Time Revenue	80,000	0	0	0	0	80,000
Total	**80,000**	**0**	**0**	**0**	**0**	**80,000**

City Council Agenda Item
Staff Report

CITY OF SAN BRUNO

DATE: February 6, 2014

TO: Honorable Mayor and Members of the City Council

FROM: Connie Jackson, City Manager

SUBJECT: Receive Report and Provide Direction Regarding Development of Plans for the Celebration of the City's First 100 Years of Incorporation and December 23, 2014 Centennial

BACKGROUND:

On December 23, 2014, the City of San Bruno will celebrate its first 100 years of incorporation and Centennial. Staff is bringing this item forward for the City Council's consideration and input in order to develop a final Centennial Calendar, list of programs and activities to be scheduled throughout the Centennial Year, selection of a City Centennial Logo and memorabilia to be made available for sale to the community.

Over the past three fiscal years, a total of $30,000 has been appropriated by the City Council to offset the expenses associated with this celebration. An additional allocation of $10,000 is anticipated in the fiscal year 2014-15 budget.

As a first initiative toward commemoration of the City's Centennial, at the April 23, 2013 meeting, the City Council approved the Culture and Arts Commission Centennial Arts Project. The Commission's evaluation of the finalists' submittals is progressing with the goal of bringing forward its recommendation of an artist and project to the City Council in March 2014.

At its May 28, 2013 meeting, the City Council provided broad direction to staff for the development of events and programs to honor the City's Centennial and appointed Mayor Ruane and Vice Mayor Medina as the City Council representatives to the City Council Centennial Subcommittee. At that meeting, the City Council specifically expressed its interest in hosting a community day and barbeque at City Park and a ticketed semi-formal gala near the end of the year-long celebration. The City Council also expressed its interest in partnering with service and community organizations by joining events which already occur thorough the year a Centennial flair. These include events such as the Pancake Breakfast and Easter Egg Hunt in April, Operation Clean Sweep in May and the Posy Parade in June.

A team of City staff representing each City department has developed a range of event and program concepts, a City Centennial Logo and Centennial memorabilia ideas. The City Council Centennial Subcommittee met with staff to review these ideas, events and programs and requested staff schedule a community meeting to solicit input from the community on ways it wishes to see the City celebrate and honor the City's Centennial.

4d.

On January 22, 2014, the City Council Centennial Subcommittee hosted a meeting and invited business, service and community organizations to provide their input and ideas for celebrating San Bruno's 100th Birthday. Meeting attendees were provided with a presentation of the event and programs developed to date and asked to share their ideas. The ideas provided at this meeting are incorporated in the events, programs and concepts discussed later in this report.

The purpose of this report is to facilitate the City Council's discussion and consideration of a program of events and activities to be implemented throughout the 2014 calendar year to celebrate San Bruno's Centennial year. Following City Council review and input, the City Council Centennial Subcommittee will continue to work with staff and interested citizens and community organizations to deliver programs and activities throughout 2014.

DISCUSSION:

Through the input of the City Council Subcommittee, staff team, and the community meeting, the following ideas, events, programs and concepts are proposed for commemorating the City's Centennial:

December:	**Centennial Celebration Kick-Off** (Coordinated with and delivered as part of the Annual Holiday Tree Lighting Program)
February/ March:	**Grade Separation Dedication – 100 Years of Transportation in San Bruno** (Coordinate with CalTrain event and expand the celebration of the new station opening to recognize the historic significance of rail, air, and other transportation modes in San Bruno)
April:	**Easter Egg Hunt and Pancake Breakfast** (Present event with period theme, attire and historic photos)
May:	**Operation Clean Sweep and Tree Planting** (Coordinate event with planting of 100 Centennial street trees and establishment of a Centennial Grove)
June:	**Posy Parade with Period Automobiles, Community Organization Floats and Period Attire** (Coordinate with the Lions Club and community organizations to enhance the annual event with period automobiles, community organization floats, period attire, military bands, historic Posy Parade photo display, commemorative hats, Centennial memorabilia, and music at the park following parade. Coordinate with Fire Association for photo display at Pancake Breakfast)
July/ August:	**Community Day at City Park with a Barbeque and Pool Party** (Period themed free community event with games, displays and food)
September/ October:	**City Facilities Open House and Showcase of City Services** (Provide exhibits, tours and souvenirs at City facilities to showcase and promote City services over several days during the month)

November: **Dedication of the Centennial Art Project** (Sneath Lane Mural commissioned for installation in late 2014)

December: **Centennial Gala** (Ticketed event with food, entertainment as the grand finale for Centennial celebration)

The following activities are proposed to be included in the delivery of existing programs and services. These activities do not need to be separately scheduled but are intended to enhance existing programs with a Centennial focus.

- Centennial Community Improvement Project Grant Program for Service and Youth Organizations
- Special Edition of San Mateo County History Museum's "La Peninsula" Showcasing San Bruno's Centennial – 100 Years of Progress
- San Bruno Library Summer Reading Program with a History/Centennial Focus in Partnership with Portola School Librarian
- Centennial Music in the Park with Period Music and Attire with Recognition of San Bruno Founding Families and Centurions
- Recognition of former Mayors and Councilmembers
- Time Capsule Dedication by San Bruno Youth
- San Bruno Recreation Program "After School Adventures" Monthly Centennial Program/Celebration
- Youth Centennial Art Project (in Conjunction with Centennial Art Project)
- Community History Walk Led by the San Mateo County History Museum and San Bruno Library
- Rotating historic photo display in City Hall lobby
- Photos and programming on Cable Channel 1
- 100 Centennial Scholarships for a Centennial project at $100 per recipient
- Period car concourse in City Park following the Posy Parade
- Inclusion of military bands in the Posy Parade
- International Food Fair in City Park following the Posy Parade
- Invitation to past Pose Parade Princesses to participate in the 2014 Parade
- Development of a computer disc containing historic photographs available for sale
- History passport or scavenger hunt

In order to provide an opportunity for reidents and others to have a lasting memento of the Centennial, staff is investigating the production of the following several items that would be produced by the City to display the Centennial Logo (attached) and slogan, "100 Years of Progress" and would be available for sale. At the community meeting, residents expressed a particular interest for durable apparel such as a sweatshirt and for a commemorative coin type of item that can be kept as a keepsake.

Apparel such as t-shirt, sweatshirt, hat
Coffee mug, water bottle
Paper weight
Commemorative coin
Lapel pin with Centennial logo Computer mouse pad
Holiday greeting cards, postcards with historic photos

The City Council Centennial Subcommittee proposes to hold periodic public meetings throughout the Centennial year with interested business, service and community organizations to share ideas and coordinate the delivery of events and programs. The next meeting will be scheduled within the next month following the City Council's review of the program and activity ideas generated to date. Staff and the City Council subcommittee are seeking City Council comments and direction to proceed with the plans as outlined.

FISCAL IMPACT:

Depending upon the City Council's input, staff will develop a budget and funding plan which it would present to the City Council for its consideration and approval. Presently, $30,000 has been allocated by the City Council for the delivery of Centennial events. This may grow to $40,000 depending upon the City Council's action on the proposed fiscal year 2014-15 budget and revenue generated from donations, fundraisers, sale of memorabilia and/or ticket pricing for the Centennial Gala. Additionally, on February 3, 2014, the City received a very generous donation of $50,000 from Artichoke Joe's to support the delivery of Centennial events and programs.

ALTERNATIVES:

1. Approve the list of events, programs, Centennial logo and memorabilia as presented.

2. Provide alternative direction regarding delivery of the Centennial celebration.

RECOMMENDATION:

Receive report and provide direction regarding development of plans for the celebration of the City's first 100 years of incorporation and December 23, 2014 Centennial.

DISTRIBUTION:

None

ATTACHMENTS:

1. Draft Centennial Logo

DATE PREPARED:

January 30, 2014

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City Of

SAN BRUNO

CENTENNIAL