

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BURLINGAME AMENDING TITLE 17 OF THE BURLINGAME MUNICIPAL CODE AND ADOPTING BY REFERENCE THE 2025 CALIFORNIA FIRE CODE (TITLE 24, PART 9, CFC) AND THE 2024 EDITION OF THE INTERNATIONAL FIRE CODE, AND AMENDMENTS AND MODIFICATIONS THERETO; CEQA DETERMINATION: EXEMPT PURSUANT TO STATE CEQA GUIDELINES 15378, 15061(b)(3)

WHEREAS, the City of Burlingame's Fire Regulations are codified in Title 17 of the Burlingame Municipal Code and were last updated in 2022; and

WHEREAS, it is the desire and intent of the City Council of the City of Burlingame to provide the public with the greatest degree of fire, life, health, and structural safety in buildings in the most effective manner by adopting the most current body of regulations; and

WHEREAS, On December 17, 2024 the Building Standards Commission voted to adopt the most up-to-date edition of the 2025 California Building Standards Code as amended by those various state agencies; and

WHEREAS, on July 1, 2025 the California Building Standards Code was published; and

WHEREAS, all local jurisdictions are required by State law to adopt and to enforce the most recent codes reviewed and approved by the California Building Standards Commission; and

WHEREAS, the 2025 California Building Standards Code will become effective on January 1, 2026; and

WHEREAS, on October 20, 2025, the City Council of the City of Burlingame held duly noticed public meetings to consider the 2025 California Building Standards Code and local amendments at which time it reviewed and considered the staff report and all other written materials and testimony presented at said hearing; and

WHEREAS, on November 3, 2025, the City Council of the City of Burlingame conducted the second reading and adopted the 2025 California Building Standards Code and local amendments; and

WHEREAS, California Health and Safety Codes Sections 13143.5, 17958.5, 17958.7, and 18941.5 allow the City, by ordinance, to make modifications or changes to the California Building Standards Code and other regulations when such amendments are reasonably necessary because of local climatic, geological, or topographical conditions; and

WHEREAS, amendments are necessary because of the climatic, geographical or topographical conditions unique to the City of Burlingame; and

WHEREAS, the Health and Safety Code requires that the City Council, before making any modifications and changes, makes an express finding that each modification or change is needed;

and

WHEREAS, the City Council determines that the proposed ordinance establishes requirements equal to or greater than those set forth in 2025 editions of the California Building Standards Code;

NOW THEREFORE THE CITY COUNCIL OF THE CITY OF BURLINGAME DOES HEREBY ORDAIN AS FOLLOWS:

SECTION ONE. REQUIRED FINDINGS

The City Council of the City of Burlingame finds as follows:

1. The City of Burlingame is located between the Santa Cruz Mountains foothills and San Francisco Bay, with a number of substantial creeks flowing through highly developed residential and industrial areas. It is surrounded by large areas of open space maintained in natural condition, as well as having a significant natural canyon in the center of the residential area. The City normally receives no measurable precipitation between May and October, and this dry period can often extend into late October or early November. During this period, average temperatures range between 70° F and 90° F, and strong winds come down the foothills. These conditions eliminate most of the moisture in the natural vegetation and heavily wooded hillsides. Recent experience with statewide incidents proves that hazardous conditions exist year-round. In addition, many wood roofs over wood construction predominate the residential areas. The City is directly east of the San Andreas Fault, and much of the highly developed part of the City is located along the front of the Bay, some on fill. The foothill areas have a variety of soil formations with steep canyons and heavy precipitation. Fires in the community could quickly spread because of the extensive, natural vegetation throughout the City. The City has a number of highly developed commercial areas with older buildings, and an industrial area that is filled with mixed uses utilizing various materials that could be highly hazardous. In addition, heavily traveled approach and departure routes for San Francisco International Airport are immediately adjacent to or over the City. Much of the residential areas that are immediately adjacent to woodland and canyon are served by narrow one- or two-lane roads with challenging access caused by the steepness of the terrain. Access by fire suppression equipment is extremely limited by both topography and access. It is only through strong building standards and effective fire prevention and containment programs that citizens will receive the protection they deserve, and that citizens will be able to obtain reasonably priced insurance for their homes and businesses. In seeking to attain these goals, the fire prevention standards in Title 17 are adopted.
2. In addition, in order to provide appropriate, clear information to applicants for construction approvals, Section 17.04.020 is adopted to conform Title 17 to Title 18 and the Zoning Code requirements established in the Municipal Code.
3. The City operates its own sanitary sewer system and water quality control plant and is

subject to State and Federal laws regarding both point and non-point discharges. Section 17.04.105 is adopted to ensure responsibility for hazardous materials and to clarify liability to assist the City in meeting its responsibilities regarding those laws as well as protecting the public safety and welfare.

SECTION TWO. REPEALING AND REPLACING CHAPTER 17.04 OF TITLE 17 OF THE BURLINGAME MUNICIPAL CODE

Chapter 17.04 of Title 17 of the Burlingame Municipal Code is repealed in its entirety and replaced to read as follows:

Chapter 17.04

INTERNATIONAL FIRE CODE

17.04.010	Adoption of the California Fire Code and International Fire Code.
17.04.020	Amendments to the California Fire Code and International Fire Code.
17.04.025	Administrative, Operational and Maintenance Provisions
17.04.030	Occupancy Prohibited Before Approval & Examination of Documents
17.04.031	Examination of Documents
17.04.035	Permits and Fees
17.04.036	Investigation and Fees
17.04.040	Board of Appeals
17.04.045	RESERVED
17.04.050	General Storage
17.04.055	Marking – Fire Lanes
17.04.060	Premises Identification
17.04.065	Key Boxes
17.04.070	Fire Protection Water Supplies
17.04.075	Fire Command Center
17.04.080	RESERVED
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17.04.091	Provisions for all Sprinklered Buildings
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17.04.094	Inspectors Test

- 17.04.095 Additional Residential Sprinkler Locations**
- 17.04.096 Monitoring**
- 17.04.097 Location of Class I Standpipe Hose Connections**
- 17.04.098 Acceptance Test and Certification**
- 17.04.099 Standpipe Supply**
- 17.04.100 Hazard Identification Signs**
- 17.04.101 On-Demand Mobile Fueling Operations**
- 17.04.105 Deposits of hazardous materials and unlawful burning – Cleanup or abatement – Liability for costs**
- 17.04.010 Adoption of text of the California Fire Code, International Fire Code, and Public Resources Code, Division 4, Section 4291.**

There is adopted by the City for the purpose of prescribing regulations governing conditions hazardous to life and property from fire, explosion, or wildfire that certain codes which contains building standards known as the 2025 California Fire Code (International Fire Code, 2024 Edition as amended by the State of California), and the non-building standards known as the International Fire Code, 2024 Edition, together with all appendices, except Appendices A, D, and J, P, and the State of California amendments thereto, and the Public Resources Code, Division 4, Section 4291.

17.04.020 Amendments to the California Fire Code and International Fire Code

The California Fire Code and the International Fire Code are amended or modified as follows:

17.04.025 Chapter 1, Division II, Section 102.2, IFC is amended – Administrative, operational and maintenance provisions

Section 102.2 is amended to delete item #2 of this section.

17.04.030 Chapter 1, Division II, Section 105.3.3, IFC is amended – Occupancy prohibited before approval and Examination of Documents

Section 105.3.3 is deleted in its entirety and replaced with the following:

Section 105.3.3. No final inspection by the Building Official as to all or any portion of a development shall be deemed complete, and no certificate of occupancy or temporary certificate of occupancy shall be issued unless and until the installation of the prescribed fire protection facilities and access ways have been completed and approved by the Fire Chief.

17.04.031 Chapter 1, Section 106.2, CFC is amended as follows:

Section 106.2, CFC is deleted in its entirety and replaced with the following:

Section 106.2. Examination of documents. When required by the fire code official, plans submitted to the Building Official for a permit shall be reviewed by the Fire Chief to determine compliance with the California Fire Code and the International Fire Code. Upon review a written report shall be returned to the Building Official listing deficiencies or compliance with the Code.

17.04.035 Chapter 1, Sections 108.1 and 108.2, CFC are amended as follows:

Section 108.1.2, CFC is added to this code and shall read as follows:

Section 108.1.2. Permits and Fees

- a. The fees for the permits and other services shall be as established by resolution of the Central County Fire Department Fire Board as amended from time to time. The fee shall be set to cover the cost of the Fire Department to review and inspect the intended activities, operations or functions. The fees must be applied to the appropriate agency, City of Burlingame or Central County Fire Department, depending on the type of service.

EXCEPTION: (1) The applicant for a given permit shall be exempt from the payment when the work to be conducted is for the City of Burlingame under written contract to the City or for events sponsored or co-sponsored by the City.

- b. In the case of multiple permits for an applicant, the permit applicant will be charged the single highest listed rate of all the permits required. The other permittable items will be charged at a rate of 50% of the listed fee as long as the permits are for the same address.
- c. Where processes or materials are inherent with a permittable item, subsequent fees may be waived at the discretion of fire chief.
- d. All fire permits and fire construction permits shall have a set number of inspections per permit as set forth by the Central County Fire Department Fee Schedule. Additional inspections and additional re-inspections will be billed at an hourly rate consistent with the Central County Fire Department Fee Schedule.
- e. Application for "event" type fire code permits shall be submitted 14 days prior to the event date. Applications submitted within 13 days prior to the event date shall be charged double the regular permit rate as established by the Central County Fire Department Fee Schedule.
- f. "After Hours" inspections shall be invoiced at a rate of one and one-half time the normal hourly rate of the inspecting fire personnel. "After Hours" inspections

will be billed at a rate of three hours minimum. "After Hours" inspections are defined as follows: Inspections conducted outside of normal business hours, as defined on the Central County Fire Department website and based upon personnel availability.

- g. Any person, group, organization, institution or business failing to pay the applicable fees under this Article shall after 30 days of the due date, for either existing or new permit applicants, shall be issued a citation for non-payment of the required permit fee. The penalty for all permit payments delinquent after 30 days shall be a doubling of the original fee.

17.04.036 Section 108.4 CFC is deleted in its entirety and replaced with the following:

Section 108.4. Investigation and Fees.

Section 108.4. Investigation – Work without a permit

Investigation. Whenever construction or work for which a permit is required by this code and has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for the work. All work done without a required permit, including demolition of all or part of a structure or system shall be subject to the investigation and fees imposed by this section.

Section 108.4.1. is added to this code and shall read as follows:

Section 108.4.1. Fee – Work without a permit

In the event work is done without an issued permit, an investigation fee, in addition to the permit fee, shall be collected as a civil penalty, whether or not a permit is then or subsequently issued. The investigation fee shall be up to 10 times the fire permit fee. The investigation fee shall be determined by the Fire Chief and shall be based on the staff time reasonably required to resolve all of the issues related to the work that has been performed without a permit. No construction work permit shall be issued until the investigation fee has been paid in full.

Nothing in this section shall relieve any persons from fully complying with the requirements of this code, in the execution of the work, or from any other fees or penalties prescribed by law.

17.04.040 Chapter 1, Section 112, CFC is amended

Board of Appeals.

Section 112, CFC is deleted in its entirety and replaced with the following:

Section 112. Appeal and review.

(a) The chief of the fire department shall be charged with the duty and responsibility of administering the provisions of this chapter.

(b) Whenever it is provided herein that certain actions shall be done in accordance with an order of the fire department, such order shall be complied with. Any person aggrieved thereby, may appeal to the fire chief in writing within ten (10) days after the date of such order, except as otherwise provided in this chapter. The fire chief shall issue a written decision to affirm, modify or reverse the order within two (2) business days of the receipt of the appeal. The fire chief's written decision may be appealed to the City Council no later than ten (10) days from the date of the fire chief's written decision. The City Council's decision shall be final and conclusive. Except in the cases of immediate hazard, the enforcement of the order shall be suspended until such person has exhausted the appeal process as described above.

17.04.045 RESERVED

17.04.050 Sections 315, CFC- General Storage.

Section 315.2, CFC is amended and Section 315.3.5 is added to read as follows:

Section 315.2 Permit required. A permit for miscellaneous combustible materials shall be required as set forth in Section 105.5.

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.

Section 315.3.5, CFC is added to read as follows:

Section 315.3.5. Designation of storage heights. Where required by the fire code official, a visual method of indicating the maximum allowable storage height shall be provided in accordance with Section 315.3.5.1, CFC.

Section 315.3.5.1, CFC added to read as follows:

Section 315.3.5.1. The approved visual method of indicating maximum allowable

storage shall be a four (4") inch wide line in contrasting color along a wall or storage rack.

17.04.055 Section 503.3, IFC - Marking.

Section 503.3, IFC is amended by adding section 503.3.1 to read as follows:

Section 503.3.1 Fire Lane Designation. Designation of fire lanes shall be by one of the following means:

1. By outlining and hash marking the area in contrasting colors clearly marking it with the words "Fire Lane - No Parking."
2. By identifying the space with a red curb upon which the words "Fire Lane - No Parking" are stenciled every 15 feet.
 - a. Both sides of fire lanes shall be red curbed when the fire lane is twenty (20) to twenty-eight (28) feet in width.
 - b. At least one side of a fire lane shall be red curbed and stenciled when the fire lane is over twenty-eight (28) and up to thirty-six (36) feet in width.
 - c. Curbs need not be painted red nor stenciled when the fire lane is more than thirty-six (36) feet in width.
3. In areas where a red curb is not practical, and when approved by the fire official, white signs measuring 12 inches by 18 inches with red lettering not less than 1" in height stating the area is a fire lane and parking is prohibited, may be posted adjacent to the fire lanes.

17.04.060 Sections 505.1 through 505.1.3, CFC - Premises identification.

Section 505.1.1 is added to read as follows:

Section 505.1.1 Size of numbers shall be 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 ($\frac{1}{2}$ ") stroke by six inches (6") high is required.
2. When the structure is more than fifty (50) feet from the street or fire apparatus access, a minimum of one-inch (1") stroke by nine inches (9") high is required.

Sections 505.1.2, 505.1.3, and 505.1.4 CFC are added to read as follows:

Section 505.1.2 Multi-Tenant Buildings. Numbers or letters shall be designated on

all occupancies within a building. Size shall be a minimum of 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 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.

Section 505.1.4 ADU Addressing. Address for Residential Accessory Dwelling Units shall meet City of Burlingame specifications.

17.04.065 Sections 506.1, CFC - Key Boxes.

Section 506.1, CFC is amended and 506.1.1.1, CFC is added to read as follows:

Section 506.1 is modified to include:

Section 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. A key box shall be installed in accordance with Fire Department standards for all new buildings. For existing buildings equipped with key box, it shall be upgraded to current Fire Department standards at time of Building permit issuance including modifications or alterations to front entrance of building.

An emergency gate key switch shall be installed on all new electronic driveway or entryway gates. The key switch shall conform to current Fire Department standards.

Section 506.1.1.1, CFC is added to read as follows:

Section 506.1.1.1 Key box contents requirements. Required keys include but are not limited to: a master entry key, elevator control, fire alarm control panels, fire sprinkler control valve access, and building utilities. Based on specific site conditions, the fire department may notify the property owner of additional required keys. Contents inside key box shall follow approved fire department standards. If the business/operation is required to have a Hazardous Material Inventory Statement (HMIS), the HMIS shall be included in the key box. Electronic key cards or keyless remotes may be provided as long as the locking system has a failsafe feature at loss of building power and doors are operational without a key or special knowledge.

17.04.070 Section 507 – Fire Protection Water Supplies

Section 507.5.4.1 CFC is added to read as follows:

Section 507.5.4.1. Private Hydrants. Whenever any on-site fire protection equipment or access ways have been installed as provided in this section, the following provision shall apply:

With respect to hydrants located along private access ways where curbs exist, said curbs shall be painted red or otherwise appropriately marked by the owner, lessee or other person in charge of the premises, to prohibit parking for a distance of 10 feet in either direction from such hydrant. In such cases where curbs do not exist, there shall be appropriate markings painted on the pavement, or signs erected, or both giving notice that parking is prohibited for a distance of 10 feet from any such hydrant. Hydrant caps shall be color-coded in accordance with NFPA 291 (National Fire Protection Association). The base of the hydrant shall be painted either reflective red or yellow.

17.04.075 Section 508 – Fire Command Center

Section 508.1.1.1 CFC 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.

Section 508.2 CFC is added to read as follows:

Section 508.2 Fire control room. An approved fire control room shall be provided for all new buildings or buildings undergoing substantial improvement and requiring protection by an automatic fire sprinkler system. The room shall only contain all main system control valves, fire alarm control panels ERRCS equipment, and other fire equipment required by the Fire Chief. Fire control rooms shall be located within the building at a location approved by the Fire Chief and shall be provided at grade with a means to access the room directly from the exterior. Durable signage shall be provided on the exterior side of the access door to identify the fire control room. Fire Control Rooms shall not be less than 35 square feet.

Exceptions:

1. Group R, Division 3 Occupancies.
2. Occupancies with a fire pump shall have a fire control room that is a minimum of 200 square feet.
3. In high-rise buildings, the fire control room shall not be less than 200 square feet.

17.04.080 RESERVED

17.04.085 RESERVED

17.04.090 Section 903.1.2, CFC - Additions and Alterations

Section 903.1.2, CFC is added to read as follows:

Section 903.1.2 Additions and Alterations. The standard for calculating the size of addition and/or alteration for determining the threshold for fire sprinkler systems shall be:

1. The square footage of every room being added and/or altered shall be included in the calculation of total square footage of addition and/or alteration.
2. The entire square footage shall be considered added or altered when at least fifty percent (50%) or greater of interior wall sheeting or ceiling of any one wall within a room or area is new, removed, or replaced.

17.04.091 Section 903.1.3, CFC - Provisions for all sprinklered buildings

Section 903.1.3, CFC is added to read as follows:

Section 903.1.3, Provisions for all sprinklered buildings:

1. When a commercial or multi-family building is partially retrofitted with an approved automatic sprinkler fire extinguishing system pursuant to this section, the building owner shall complete the fire extinguishing system retrofit throughout the unprotected building interior areas within six (6) years of completing the initial partial retrofit or within every tenant space where a building permit is obtained, whichever is less.
2. When a residential building is partially retrofitted with an approved automatic sprinkler fire extinguishing system pursuant to this section, the building fire extinguishing system retrofit shall be completed throughout the unprotected building interior areas within two (2) years from completing the initial partial retrofit.
3. When a property owner or responsible party of a commercial or residential building chooses option 1 or 2 from above, the property owner shall file a deed restriction with San Mateo County Assessor's Office and obtain a performance bond to ensure compliance with Section 17.04.091. The bond shall be in an amount equal to or greater than the estimated cost of completion, as determined by Central County Fire Department.

17.04.092 Section 903.2, CFC is amended – Where required

Section 903.2, CFC shall be deleted and replaced as follows:

Section 903.2 Where required. Approved automatic fire sprinkler systems shall be installed in all new occupiable and/or habitable buildings and structures. In addition, approved automatic fire sprinkler systems shall be provided in locations described in Sections 903.2.1 through 903.2.23.

Exceptions:

1. When approved by the fire chief, canopy structures used solely for vehicular parking which have a photovoltaic system attached are not required to be equipped with a fire sprinkler system as long as the structure meets distance requirements to other structures and property lines.
2. Group U occupancies less than 1,200 square feet.

Section 903.2.10.3, CFC is added to read as follows:

Section 903.2.10.3 Lithium-ion batteries in vehicles. Areas which contain electric vehicle charging stations shall have a fire sprinkler density design of a minimum Extra Hazard, Group 2 for the coverage of charging stations and for 15' in any direction of charging stations.

Section 903.2.10.4, CFC is added to read as follows:

Section 903.2.10.4 Additional Commercial and Multi-family Dwelling Sprinkler Locations. Rooms or spaces which contain vehicle parking lifts or vehicle stacking systems shall be designed as an Extra-High Hazard Classification. Sprinkler design to include sidewall sprinkler heads designed at minimum Ordinary Group 2 in between each level.

Exception: Buildings classified as single-family dwellings.

17.04.093 Sections 903.2.22 and 903.2.23 CFC are added - Existing Buildings and Structures

Section 903.2.22 is added to read as follows:

Section 903.2.22, CFC Existing Buildings and Structures. All existing buildings and structures shall be retroactively protected by an approved automatic extinguishing system when the following conditions exist:

- a. Commercial and multi-family residential buildings with a total building floor area in excess of 2,000 square feet or more than two stories in height, and when additions or alterations for which a building permit is required will exceed 1,200 square feet in area.

Exception:

Group U occupancies less than 1,200 square feet and separated from primary structure by a minimum of ten (10) feet.

b. Residential one- and two-family dwellings and structures with a total building floor area in excess of 2,000 square feet or more than two stories in height, and when additions or alterations for which a building permit is required will exceed 750 square feet in area.

Exceptions:

1. Additions or alterations of commercial, multi-family residential, and one and two-family residential buildings that do not exceed 20% of the total square footage of the entire completed building.

2. The following scopes of work are excluded from calculations to determine area of alteration: building roof repair/replacement; fire damage repair; building heating and/or cooling unit repair/replacement; and any other federal, state and local construction code upgrade requirements including but not limited to the seismic retrofit requirements, asbestos, and other hazardous material abatement.

Section 903.2.23, CFC is added with the following:

Section 903.2.23 Aggregate. When more than one (1) addition and/or alteration for which building permits are required are submitted within a two (2) year period from the closure date of the initial permit, the sum of the square footage of these additions and/or alterations shall be aggregated for the purpose of determining calculations in Section 17.04. 090.

17.04.094 Section 903.3.1.4, CFC amended - Inspector's Test.

Section 903.3.1.4, CFC is added to read as follows:

Section 903.3.1.4 Inspectors Test Valves. Single-family residential fire sprinkler systems within buildings greater than 3,600 square feet shall be equipped with an inspector's test valve for each system and located the furthest point away from the sprinkler riser.

17.04.095 Section 903.3.1.5, CFC is added - Additional Sprinkler Locations.

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 2,000 square feet in area and separated from residential buildings by a minimum of 10 feet.
2. Sprinkler coverage shall be provided in the following locations:
 - a. Attic access openings
 - b. Areas of attics and crawl spaces containing storage, mechanical and/or electrical equipment.

17.04.096 Section 903.4.4 CFC is added – Fire Sprinkler Monitoring Systems

Section 904.4.4 CFC is amended by adding the following:

904.4.4 Monitoring. For new fire sprinkler monitoring systems, the approved supervisory station shall be defined as a UL approved central receiving station.

17.04.097 Section 905.4 CFC is amended – Location of Class I standpipe hose connections.

Section 905.4 CFC, subsection 1 is deleted and replaced with the following:

1. In every required interior exit stairway, a hose connection shall be provided for each story above and below grade plane. Hose connections shall be located at an intermediate floor level landing between floors, when such a landing exists. *See section 909.20.2.3 of the California Building Code for additional provisions in smoke-proof enclosures.*

17.04.098 Section 907.7 CFC is amended – Acceptance Tests and Certification

Section 907.7 CFC is amended to add the following:

907.7 Acceptance Test and Certification. Upon completion of the installation, the fire alarm system and all fire alarm components shall be tested in accordance with NFPA 72. New fire alarm systems installed in commercial and multi-family buildings shall be UL-Certified. Certificate shall be posted next to fire alarm control panel at time of final inspection.

17.04.099 Section 3307.5.3 CFC is amended – Standpipe Supply

Section 3307.5.3, CFC is added to read as follows:

Section 3307.5.3 Operational Standpipes. Where a standpipe is required in

accordance with Section 3307.5, that standpipe is required to remain wet and operational.

17.04.100 Section 5003.5, CFC is amended – Hazard Identification Signs

Section 5003.5.2, CFC is added to read as follows:

5003.5.2 Sign size and locations. Two NFPA 704 diamonds shall be placed on buildings so that they are clearly visible from at least two directions of travel.

1. The signs shall be at least fifteen inches by fifteen inches (15" x 15"). The signs shall not be placed on windows.
2. When NFPA 704 diamonds are required for the interior doors, the signs shall be applied to the doors at a level no higher than the doorknob. The signs for the interior doors shall be at least six inches by six inches (6"x 6").
3. The Fire Code Official may require fewer or more NFPA diamonds if the building configuration or size makes it reasonably necessary.

17.04.101 Section 5707, CFC, On-Demand Mobile Fueling Operations

Section 5707.6.5 is deleted in its entirety and replaced with the following:

Section 5707.6.5 Adequate lighting. Adequate site lighting shall be provided for all mobile fueling operations which are performed in dim or dark outdoor conditions. Acceptable means of lighting are flood or box lights which are self-standing or mountable.

17.04.105 Deposits of hazardous materials and unlawful burning-

--Liability for costs.

(a) The fire department is authorized to clean up or abate the effects of any hazardous material deposited upon or into property or facilities of the City. Any person who intentionally or negligently caused such deposit shall be liable for the payment of all cleanup or abatement costs incurred by the fire department. The remedy provided by this section shall be in addition to any other remedies provided by law.

(b) For the purposes of this section, "hazardous materials" shall be defined as any substances or materials, in a quantity or form which, in the determination of the fire chief or his authorized representative, poses an imminent risk to life, health or safety of persons or property or to the ecological balance of the environment, and shall include, but not be limited to, such substances as explosives, radioactive materials, petroleum or petroleum products or gases; poisons, etiologic (biologic)

agents, flammables and corrosives.

(c) Any person in violation of Section 17.04.010 and 17.04.020 which results in fire damage to persons or property shall be charged as unlawfully burning and is liable for costs incurred by the fire department and other responding county or state fire agencies for suppression activities.

(d) For purposes of this section, costs incurred by the fire department shall include, but shall not necessarily be limited to, the following: actual labor costs of city personnel, including workers' compensation benefits, fringe benefits, administrative overhead; cost of equipment operation, cost of materials obtained directly by the city; and cost of any contract labor and materials.

SECTION THREE. CEQA DETERMINATION

The City Council finds, pursuant to Title 14 of the California Administrative Code, Section 15061(b)(3) that this Ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) in that it is not a Project which has the potential for causing a significant effect on the environment. This action is further exempt from the definition of Project in Section 15378(b)(2) in that it concerns general policy and procedure making.

SECTION FOUR. EFFECTIVE DATE

This Ordinance shall go into effect January 1, 2026.

An application for a building permit received after December 31, 2025 must comply with this Ordinance unless specific land use provisions for the project were approved by the City of Burlingame prior to 5:00 p.m. on December 31, 2025. If the Planning Commission approves the project prior to the effective date of this ordinance, then the building permit application for that project may use the provisions found in the 2022 California Building Codes including all amendments as adopted in Ordinance 1856-2010, 1889-2013, 1933- 2016, 1969-2019, and 2010-2022 as applicable.

SECTION FIVE. SEVERABILITY

If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. The Council declares that it would have adopted the Ordinance and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

SECTION SIX. PUBLIC NOTICE

This Ordinance shall be published in a newspaper of general circulation in accordance with California Government Code Section 36933, published, and circulated in the City of Burlingame, and shall be in full force and effect on January 1, 2026, or when the ordinance is filed with the Building Standards Commission, whichever occurs later.

SECTION SEVEN. CODIFICATION

Section Two of this Ordinance shall be codified in the Burlingame Municipal Code. Sections One, Three, Four, Five, Six and Seven shall not be so codified.

I, Meaghan Hassel-Shearer, City Clerk of the City of Burlingame, certify that the foregoing ordinance was introduced at a public hearing at a regular meeting of the City Council held on the 20th of October, 2025, and adopted thereafter at a regular meeting of the City Council held on the 3rd day of November 2025, by the following vote:

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

Meaghan Hassel-Shearer, City Clerk