# ADDITIONAL 15-DAY EXPRESS TERMS AND RATIONALE FOR PROPOSED BUILDING STANDARDS OF THE STATE FIRE MARSHAL REGARDING THE 2025 CALIFORNIA FIRE CODE, CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 9 (SFM 06/24)

No state agency may adopt, amend, or repeal a regulation which has been changed from that which was originally made available to the public pursuant to Government Code Section 11346.5, unless the change is (1) non-substantial or solely grammatical in nature, or (2) sufficiently related to the original text that the public was adequately placed on notice that the change could result from the originally proposed regulatory action. If a sufficiently related change is made, the full text of the resulting adoption, amendment, or repeal, with the change clearly indicated, shall be made available to the public for at least 15 or 45 days before the agency adopts, amends, or repeals the resulting regulation.

Any written comments received regarding the change must be responded to in the final statement of reasons required by Government Code Section 11346.9 (Government Code Section 11346.8(c)).

If using assistive technology, please adjust your settings to recognize underline, strikeout, double strikeout, italics and ellipsis. Double underline will be indicated by parenthetical notes within the text. The notes will not be codified or published in the code.

## LEGEND for EXPRESS TERMS (Based on model codes - Parts 2, 2.5, 3, 4, 5, 9, 10)

* Model Code language appears upright.
* Unmodified California 45-day amendments appear in *underline and italic* and *~~strikeout and italic~~.*
* California additional 15-day amendments appear in *double underline and italic* and *double strikeout and italic*.
* Ellipses ( ...) indicate existing text remains unchanged.
* **Rationale**: The justification for the change is shown after each section or series of related changes.

## ADDITIONAL 15-DAY EXPRESS TERMS

### ITEM 1-2.1 Chapter 1 Scope and Administration, Section 1.11.4.4 Fire clearance preinspection

***1.11.4.4 Fire clearance preinspection.*** *Pursuant to Health and Safety Code, Section 13235, …, the local fire enforcing agency, as defined in Section 13244 [start double underline] 13145 and 13146 [end double underline], …*

**Rationale:** The Health and Safety Code law section 13244 is incorrectly referenced as the local fire agency performing fire clearance inspections. The correct Health and Safety Code sections that delegate authority from the State Fire Marshal to the local fire enforcing authority are Health and Safety Code Sections 13145 and 13146. This is an editorial change with no regulatory effect.

#### Notation:

Authority: Health and Safety Code Sections 1250, 1502, 1568.02, 1569.72 - 1569.78, 1597.44 - 1597.65, 13108, 13108.5, 13114, 13143, 13143.2, 13143.6, 13145, 13146, 13211, 16022.5, 17921, 18928, 18949.2, 25500 through 25545; Government Code Sections 51176, 51177, 51178, 51179 and 51189; Public Education Code 17074.50; Public Resources Code Sections 4201 through 4204.

Reference(s): Health and Safety Code Sections 13108, 13108.5, 13113, 13113.5, 13114, 13132, 13132.7, 13133, 13135, 13143, 13143.1, 13143.2, 13143.6, 13143.9, 13145, 13146, 13210, 13211, 16022.5, 17921.

### ITEM 9-4 Chapter 9 Fire Protection and Life Safety Systems, Section 903.3.1.1.1 Exempt Locations

[SFM proposed renumbering and blending modification to an existing amendment to carry forward California provisions.]

**903.3.1.1.1 Exempt locations.** Automatic sprinklers shall not be required in the following rooms or areas where such rooms or areas are protected with an approved automatic fire detection system in accordance with Section 907.2 that will respond to visible or invisible particles of combustion. Sprinklers shall not be omitted from a room merely because it is damp, of fire-resistance-rated construction or contains electrical equipment.

~~1.~~ [Item 1 shown as crossed out is 2022 CBC model code language that was removed from 2024 IBC and existing SFM amendment proposed to be repealed.] ~~A room where the application of water, or flame and water, constitutes a serious life or fire hazard~~ *~~as determined by the authority having jurisdiction.~~*

1. A room or space where sprinklers constitute a serious life or fire hazard because of the nature of the contents, *as determined by the authority having jurisdiction*.

*~~3~~ 2. Machine rooms, machinery spaces, control rooms, control spaces and hoistways associated with fire service access elevators provided in accordance with Section 3007.*

*~~4~~ 3.* Machine rooms, machinery spaces, control rooms and control spaces *and hoistways* associated with occupant evacuation elevators designed in accordance with Section 3008.

*~~5~~ 4. Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, and associated electrical power distribution equipment, provided those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour fire barriers constructed in accordance with Section 707 or not less than 2-hour horizontal assemblies constructed in accordance with Section 712, or both.*

*65. Elevator hoistways, machine rooms, machinery spaces, control spaces and control rooms in accordance with Section 3005.4.1 of the California Building Code.*

**Rationale:** The California amendment is no longer needed, there is no need for exception # 6 since NFPA 13-2025 has new sprinkler omission requirements that covers sprinkler omissions for all elevator associated spaces. Therefore, this exception is redundant and creates potential conflicts between CFC and NFPA 13.

Also – some fire authorities are interpreting this exception in a way that if the top of a hoistway sprinkler is omitted it will trigger a top of hoistway smoke detector regardless of if the elevator is a Machine-Room-Less (MRL) or standard traction or hydraulic elevator.

This creates major conflicts and inconsistencies with the elevator code ASME A17.1 which only requires smoke detectors at the top of hoistways (machinery space) of MRL elevators. ASME A17.1 does not require smoke detectors at the top of hoistways of standard traction elevators or hydraulic elevators.

Deleting this exception # 6 will prevent these inconsistencies and conflicts.

New sections in NFPA 13-2025 with Sprinkler omission in elevator pits for all elevators (9.2.14.2) and top of hoistway sprinklers omission for all hydraulic elevators (9.2.14.4.2). SFM received a comment during the 45-day public comment period pointing to this issue, and SFM is addressing it in this 15-day Express Terms.

#### Notation:

Authority: Health and Safety Code Sections 1250, 1502, 1568.02, 1569.72 - 1569.78, 1597.44 - 1597.65, 13108, 13108.5, 13114, 13143, 13143.2, 13143.6, 13145, 13146, 13211, 16022.5, 17921, 18928, 18949.2, 25500 through 25545; Government Code Sections 51176, 51177, 51178, 51179 and 51189; Public Education Code 17074.50; Public Resources Code Sections 4201 through 4204.

Reference(s): Health and Safety Code Sections 13108, 13108.5, 13113, 13113.5, 13114, 13132, 13132.7, 13133, 13135, 13143, 13143.1, 13143.2, 13143.6, 13143.9, 13145, 13146, 13210, 13211, 16022.5, 17921.

### ITEM 9-14.1 Chapter 9, Section 907.2.9.3 Group R-2 college and university buildings

**907.2.9.3. Group R-2 college and university buildings.** An automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-2 occupancies operated by a college or university for student or staff housing in all of the following locations:

1. Common spaces outside of dwelling units and sleeping units.
2. Laundry rooms, mechanical equipment rooms and storage rooms.
3. All interior corridors serving sleeping units or dwelling units.

Required smoke alarms *and detectors listed in accordance with UL 268,* in dwelling units and sleeping units in Group R-2 occupancies operated by a college or university for student or staff housing shall be interconnected with the fire alarm system to *activate the occupant notification* in accordance with NFPA 72 *and shall comply with Section 907.2.11.7*.

**Rationale:** Smoke alarms are not permitted under this section in California for college and university buildings. Smoke alarms are not listed with UL268. The editorial correction to remove the term “alarms” is in alignment with the intent of the code section and eliminates confusion for the code user.SFM received a comment during the 45-day public comment period pointing to this issue, and SFM is addressing it in this 15-day Express Terms.

#### Notation:

Authority: Health and Safety Code Sections 1250, 1502, 1568.02, 1569.72 - 1569.78, 1597.44 - 1597.65, 13108, 13108.5, 13114, 13143, 13143.2, 13143.6, 13145, 13146, 13211, 16022.5, 17921, 18928, 18949.2, 25500 through 25545; Government Code Sections 51176, 51177, 51178, 51179 and 51189; Public Education Code 17074.50; Public Resources Code Sections 4201 through 4204.

Reference(s): Health and Safety Code Sections 13108, 13108.5, 13113, 13113.5, 13114, 13132, 13132.7, 13133, 13135, 13143, 13143.1, 13143.2, 13143.6, 13143.9, 13145, 13146, 13210, 13211, 16022.5, 17921.

### ITEM 10-4 Chapter 10 Means of Egress, Section 1010.2.13 Controlled egress doors in Group I-2

[The SFM proposes to repeal existing amendments in Section 1010.2.14 and adopt model code Section 1010.2.13 with amendments.]

**[BE] 1010.2.14 *Controlled egress doors in Group I-2.*** *Electric locking systems, including electromechanical locking systems and electromagnetic locking systems, shall be permitted to be locked in the means of egress in Group I-2 occupancies where the clinical needs of persons receiving psychiatric or mental health treatment require their restraint or containment. Controlled egress doors shall be permitted in such occupancies where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and an approved automatic smoke detection system installed in accordance with Section 907, provided that the doors are installed and operate in accordance with all of the following:*

1. *The door locks shall unlock on actuation of the automatic sprinkler system or automatic smoke detection system.*
2. *The door locks shall unlock on loss of power controlling the lock or lock mechanism.*
3. *The door locking system shall be installed to have the capability of being unlocked by a switch located at the fire command center, a nursing station or other approved location. The switch shall directly break power to the lock.*
4. *A building occupant shall not be required to pass through more than one door equipped with a controlled egress locking system before entering an exit.*
5. *All clinical staff shall have the keys, codes or other means necessary to operate the locking systems.*
6. *Emergency lighting shall be provided at the door.*
7. *The door locking system units shall be listed in accordance with UL 294.*

***Exception:****Items 1 through 4 shall not apply to doors to areas occupied by persons who, because of clinical needs, require restraint or containment as part of the function of a psychiatric or mental health treatment area.*

**1010.2.13 Controlled egress doors in Groups I-1 and I-2.** Controlled egress electrical locking systems where egress is controlled by authorized personnel shall be permitted on doors in the means of egress in Group I-1 or I-2 occupancies where the clinical needs of persons receiving care *[start double underline] psychiatric or mental health treatment* *[end double underline]* require their *[start double underline] restraint or [end double underline]* containment. Controlled egress doors shall be permitted in such occupancies where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or *[start double underline] and* *[end double underline]* an approved automatic smoke detection system installed in accordance with Section 907, provided that the doors are installed and operate in accordance with all of the following:

1. The door’s electric locks shall unlock on actuation of the automatic sprinkler system or automatic smoke detection system allowing immediate free egress.

2. The door’s electric locks shall unlock on loss of power to the electrical locking system or to the electric lock mechanism allowing immediate free egress.

3. The electrical locking system shall be installed to have the capability of unlocking the electric locks by a switch located at the fire command center, a nursing station or other approved location. The switch shall directly break power to the electric lock.

4. A building occupant shall not be required to pass through more than one door equipped with a controlled egress locking system before entering an exit.

5. The procedures for unlocking the doors shall be described and approved as part of the emergency planning and preparedness required by Chapter 4 of the International Fire Code.

6 *[start double underline] 5*. *[end double underline]* All clinical staff shall have the keys, codes or other means necessary to operate the controlled egress electrical locking systems.

7 *[start double underline] 6*. *[end double underline]* Emergency lighting shall be provided at the door.

8 *[start double underline] 7*. *[end double underline]* The electromechanical or electromagnetic locking device shall be listed in accordance with either UL 294 or UL 1034.

**Exceptions:**

1. Items 1 through 4 shall not apply to doors to areas occupied by persons who, because of clinical needs, require restraint or containment as part of the function of a psychiatric or cognitive *[start double underline] mental health* *[end double underline]* treatment area.

2. Items 1 through 4 shall not apply to doors to areas where a listed egress control system is utilized to reduce the risk of child abduction from nursery and obstetric areas of a Group I-2 hospital.

**Rationale:** The 45-day Express Terms proposal showed incorrect model code language and missed repeal of existing SFM amendments. SFM is coordinating this section with Part 2 of the California Building Code for consistency. Changes to Section 1010.2.13 were made and approved as submitted for the 2024 International Building Code. SFM proposes to merge the model code language with existing amendments. In the previous edition of the California Fire Code, this section appeared as a California amendment, even though it was almost identical to the model code language. For consistency, the SFM proposes to repeal the California amendment and replace it with the 2024 IFC modified model code language keeping the same amendments as in the California Building Code. This is for consistency between the two parts.

#### Notation:

Authority: Health and Safety Code Sections 1250, 1502, 1568.02, 1569.72 - 1569.78, 1597.44 - 1597.65, 13108, 13108.5, 13114, 13143, 13143.2, 13143.6, 13145, 13146, 13211, 16022.5, 17921, 18928, 18949.2, 25500 through 25545; Government Code Sections 51176, 51177, 51178, 51179 and 51189; Public Education Code 17074.50; Public Resources Code Sections 4201 through 4204.

Reference(s): Health and Safety Code Sections 13108, 13108.5, 13113, 13113.5, 13114, 13132, 13132.7, 13133, 13135, 13143, 13143.1, 13143.2, 13143.6, 13143.9, 13145, 13146, 13210, 13211, 16022.5, 17921.

### ITEM 42 Chapter 53 Compressed Gases

The SFM proposes to adopt Chapter 53 and carry forward existing amendments from the 2022 CFC without modifications.

**Rationale:** SFM proposes to revise the charging statement for ITEM 42 from “The SFM proposes to adopt Chapter 53 with amendments” to “The SFM proposes to adopt Chapter 53 and bring forward existing amendments without modifications” to clarify the intent.

#### Notation:

Authority: Health and Safety Code Sections 1250, 1502, 1568.02, 1569.72 - 1569.78, 1597.44 - 1597.65, 13108, 13108.5, 13114, 13143, 13143.2, 13143.6, 13145, 13146, 13211, 16022.5, 17921, 18928, 18949.2, 25500 through 25545; Government Code Sections 51176, 51177, 51178, 51179 and 51189; Public Education Code 17074.50; Public Resources Code Sections 4201 through 4204.

Reference(s): Health and Safety Code Sections 13108, 13108.5, 13113, 13113.5, 13114, 13132, 13132.7, 13133, 13135, 13143, 13143.1, 13143.2, 13143.6, 13143.9, 13145, 13146, 13210, 13211, 16022.5, 17921.

### ITEM 43 Chapter 54 Corrosive Materials

The SFM proposes to adopt Chapter 54 and carry forward existing amendments from the 2022 CFC without modifications.

**Rationale:** SFM proposes to revise the charging statement for ITEM 43 from “The SFM proposes to adopt Chapter 54 with amendments” to “The SFM proposes to adopt Chapter 54 and bring forward existing amendments without modifications” to clarify the intent.

#### Notation:

Authority: Health and Safety Code Sections 1250, 1502, 1568.02, 1569.72 - 1569.78, 1597.44 - 1597.65, 13108, 13108.5, 13114, 13143, 13143.2, 13143.6, 13145, 13146, 13211, 16022.5, 17921, 18928, 18949.2, 25500 through 25545; Government Code Sections 51176, 51177, 51178, 51179 and 51189; Public Education Code 17074.50; Public Resources Code Sections 4201 through 4204.

Reference(s): Health and Safety Code Sections 13108, 13108.5, 13113, 13113.5, 13114, 13132, 13132.7, 13133, 13135, 13143, 13143.1, 13143.2, 13143.6, 13143.9, 13145, 13146, 13210, 13211, 16022.5, 17921.

### ITEM 47-1 Chapter 58 Flammable Gases and Flammable Cryogenic Fluids, Section 5809 On-Demand Hydrogen Mobile Fueling Operations

[The SFM proposes to modify the existing amendments and blend them with new model code language.]

**SECTION 5809  
ON-DEMAND HYDROGEN MOBILE FUELING OPERATIONS  
*~~SECTION 5809  
MOBILE GASEOUS FUELING OF HYDROGEN-FUELED VEHICLES~~***

[Proposed changes to other sections in Item 47-1 remain unchanged.]

**5809.6.2 Emergency access roads.** Hydrogen mobile fueling vehicles shall not obstruct emergency vehicle access roads.

***5809.6.3 Positioning of fueling vehicle.*** *Roadside hydrogen service vehicles shall be positioned with respect to vehicles being fueled to prevent traffic from driving over the delivery hose and between the transport vehicle and motor vehicle being fueled.*

**5809.6.3 Dispensing hose.** Where equipped, hydrogen mobile fueling vehicles or mobile fueling trailers shall be positioned in a manner to preclude traffic from driving over the dispensing hose. The dispensing hose shall be properly placed on an approved reel or in an approved compartment prior to moving the mobile fueling vehicle. *The dispensing hose shall be equipped with a breakaway coupling installed within 3 feet (1 m) from the dispensing nozzle.*

[Proposed changes to other sections in Item 47-1 remain unchanged.]

**Rationale:** Section 5809.6.3 Positioning of the fueling vehicle has been shown incorrectly in the 45-Day Express Terms. It was shown in upright font representing model code language, while this section is SFM amendment and should have been shown in italics.

SFM proposes deleting the California amendment because it meets the same intent described in section 5809.6.3 of the International Fire Code.

#### Notation:

Authority: Health and Safety Code Sections 1250, 1502, 1568.02, 1569.72 - 1569.78, 1597.44 - 1597.65, 13108, 13108.5, 13114, 13143, 13143.2, 13143.6, 13145, 13146, 13211, 16022.5, 17921, 18928, 18949.2, 25500 through 25545; Government Code Sections 51176, 51177, 51178, 51179 and 51189; Public Education Code 17074.50; Public Resources Code Sections 4201 through 4204.

Reference(s): Health and Safety Code Sections 13108, 13108.5, 13113, 13113.5, 13114, 13132, 13132.7, 13133, 13135, 13143, 13143.1, 13143.2, 13143.6, 13143.9, 13145, 13146, 13210, 13211, 16022.5, 17921.

### ITEM 58-1 Chapter 80 Reference Standards, NFPA

[The SFM proposes to adopt Chapter 80 and carry forward existing amendments with modifications that update the referenced standard to correlate with the most recent edition of the standard. The rulemaking process between the different model codes can cause conflict in the adoption of the latest standards. The proposal is to establish consistency within the parts of the California Fire Code.]

…

**13—~~22~~*25*:** Standard for the Installation of Sprinkler Systems *as amended\**

*…*

***Delete Sections 9.3.6.1 and 9.3.6.2***

***9.3.6.1\* Reserved.***

***9.3.6.2 Reserved.***

***Revise Section 9.3.6.3 as follows:***

***9.3.6.3*** *Automatic fire sprinklers shall not be required in elevator machine rooms, elevator machinery spaces, control spaces or hoistways of traction elevators installed in accordance with the applicable provisions in the California Building Code, where all of the following conditions are met:*

(1)The elevator machine room, machinery space, control room, control space or hoistway of traction elevator is dedicated to elevator equipment only.

(2)The elevator machinery space, control room, control space or hoistway of traction elevators is separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire resistance rating of not less than that specified by the applicable building code.

(3)No materials unrelated to elevator equipment are permitted to be stored in elevator machine rooms, machinery spaces, control rooms, control spaces or hoistways of traction elevators.

(4)The elevator machinery is not of the hydraulic type.

***Add new Section 9.3.6.1.1 as follows:***

***9.3.6.1.1*** *The sprinkler required at the top and bottom of the elevator hoistway by 8.15.5.6 shall not be required where permitted by* [*Chapter 30*](https://codes.iccsafe.org/content/CABC2022P4/chapter-35-referenced-standards#CABC2022P4_Ch30) *of the California Building Code.*

…

**Rationale:** Significant work was done by the NFPA 13 AUT-SSI Technical Committee for the 2025 Edition regarding Sprinkler protection and Sprinkler omission related to Elevator spaces (Machine and control rooms and Hoistways tops and pits). The new sections in NFPA 13-2025 are consistent with the current 2022 CFC amendments in Chapter 80, and therefore, there is no longer a need to have these amendments to NFPA 13 in CFC Chapter 80. **These are the new sections in NFPA 13-2025 with Sprinkler omission in elevator** **pits for all elevators (9.2.14.2) and top of hoistway sprinklers omission for all** **hydraulic elevators (9.2.14.4.2).** SFM received a comment during the 45-day public comment period pointing to this issue, and SFM is addressing it in this 15-day Express Terms.

#### Notation:

Authority: Health and Safety Code Sections 1250, 1502, 1568.02, 1569.72 - 1569.78, 1597.44 - 1597.65, 13108, 13108.5, 13114, 13143, 13143.2, 13143.6, 13145, 13146, 13211, 16022.5, 17921, 18928, 18949.2, 25500 through 25545; Government Code Sections 51176, 51177, 51178, 51179 and 51189; Public Education Code 17074.50; Public Resources Code Sections 4201 through 4204.

Reference(s): Health and Safety Code Sections 13108, 13108.5, 13113, 13113.5, 13114, 13132, 13132.7, 13133, 13135, 13143, 13143.1, 13143.2, 13143.6, 13143.9, 13145, 13146, 13210, 13211, 16022.5, 17921.