11/10/20 # 54
(O-2027-11)
(COR. COPY)

ORDINANCE NUMBER O- 22156 (NEW SERIES)

DATE OF FINAL PASSAGE NOV 13 2026

AN ORDINANCE AMENDING CHAPTER 5, ARTICLE 11, DIVISION 00 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 511.0003 AND 511.0004; AMENDING CHAPTER 5, ARTICLE 11, DIVISION 12 BY AMENDING SECTION 511.1207; AND AMENDING CHAPTER 5, ARTICLE 11, DIVISION 82 BY AMENDING SECTION 511.8201 RELATING TO THE CALIFORNIA BUILDING STANDARDS COMMISSION'S MODIFICATIONS FOR APPROVAL OF THE SAN DIEGO FIRE CODE.

RECITALS

The Council of the City of San Diego (Council) adopts this Ordinance based on the following:

A. Council adopted the updated San Diego Fire Code by San Diego Ordinance O-22043 (Jan. 29, 2026), effective February 28, 2026.

B. The San Diego Fire Code is comprised of the 2025 California Fire Code with local additions and amendments based on identified local climatic, geological, and topographical conditions.

C. Because the California Fire Code is part of the California Building Standards Code (Cal. Code Regs. title 24), all local amendments to the California Fire Code must be filed with the California Building Standards Commission (CBSC) after adoption by Council. The CBSC is responsible for reviewing local amendments to ensure they comply with state law. As part of this review, the CBSC evaluates whether each local amendment is properly justified, clearly identified, and consistent with the limitations placed on local modifications to state building standards.

D. In accordance with state law, the City transmitted Ordinance O-22043 and the required express findings demonstrating that each amendment is reasonably necessary due to local climatic, geological, or topographical conditions to the CBSC for review and filing.

E. In May 2026, the CBSC conditionally approved the City's local amendments but directed the City to revise San Diego Municipal Code sections 511.1207(c) and (d) to remove any language that could affect residential occupancies, which is temporarily prohibited under newly enacted state law.

F. The City now amends San Diego Municipal Code sections 511.1207(c) and (d) to incorporate CBSC's directives and obtain approval of the local amendments.

G. Amendments to San Diego Municipal Code section 511.8201 are also proposed to correct an oversight involving California Fire Code Appendix D. During the process of adopting and amending the 2025 California Fire Code, California Assembly Bill 130 (2025–2026 Reg. Sess.) was enacted that limited local amendments affecting residential units. As a result, amendments are necessary to clarify requirements for secondary access roads for multiple-family residential developments of more than 30 dwelling units in Wildland Urban Interface Areas.

H. Lastly, the City amends San Diego Municipal Code sections 511.003 and 511.004 to be consistent with the revisions to sections 511.1207 and 511.8201.

I. The Office of the City Attorney prepared this Ordinance based on the information provided by City staff, including information provided by affected third parties and verified by City staff, with the understanding that this information is complete and accurate.

ACTION ITEMS

Be it ordained by the Council of the City of San Diego:

Section 1. Chapter 5, Article 11, Division 00 of the San Diego Municipal Code is amended by amending sections 511.0003 and 511.0004, to read as follows:

§511.0003 Local Amendments to the 2025 California Fire Code Adopted by the City of San Diego

The following sections or sub-sections of the 2025 California Fire Code are amended by this Article:

(a) through (x) [No change in text.]

(y) Chapter 12, Section 1207.7, Indoor Installations;

(z) Chapter 12, Table 1207.7, Indoor ESS Installations;

(aa) Chapter 12, Section 1207.7.3, Prohibited ESS Installation Locations;

(bb) Chapter 12, Section 1207.7.4, Fire-Resistance-Rated Separations;

(cc) Chapter 12, Section 1207.11, ESS in Group R Occupancies;

(dd) Chapter 33, Section 3307.2.1, Combustible Building Materials;

(ee) Chapter 33, Section 3307.2.2, Vertical Construction of Types III, IV and V Construction;

(ff) Chapter 33, Section 3307.4, Standpipe Supply;

(gg) Appendix B, Table B105.1(1), Required Fire Flow for One-and Two-Family Dwellings, Group R-3 and R-4 Buildings and Townhouses;

(hh) Appendix B, Table B105.2, Required Fire Flow for Buildings Other Than One-and-Two-Family Dwellings, Group R-3 and R-4 Buildings and Townhouses;

(ii) Appendix C, Table C102.1, Required Number and Spacing of Fire Hydrants;

(jj) Appendix D, Section D103.5, Fire Apparatus Access Road Gates;

(kk) Appendix D, Section D103.6, Fire Lane Markings;

(ll) Appendix D, Section D103.6.1, Roads 20 to 28 Feet in Width;

(mm) Appendix D, Section D103.6.2, Roads More Than 28 Feet in Width;

(nn) Appendix D, Section D107.1, One- or Two-Family Dwelling Residential Developments.

§511.0004 Local Additions to the 2025 California Fire Code Adopted by the City

The following sections are adopted as Local Additions to the 2025 California Fire Code:

(a) through (aa) [No change in text.]

(bb) Chapter 82, Section D106.4, Projects Located in a *Wildland-Urban Interface Area*; and

(cc) Chapter 83, Sections 8300 through 8322, Fire and Harmful Gas Emergency Alarms.

Section 2. Chapter 5, Article 11, Division 12 of the San Diego Municipal Code is amended by amending section 511.1207, to read as follows:

Article 11: San Diego Fire Code

Division 12: Energy Systems

§511.1207 Electrical Energy Storage Systems (ESS)

(a) through (b) [No change in text.]

(c) Local Addition. Section 1207.3.4.1, Annunciator Panel, is added as follows:

For all occupancies other than Group R, energy storage management systems required by section 1207.3.4 shall transmit a trouble signal to an approved location and to an approved annunciator panel if potentially hazardous conditions are detected. The annunciator panel shall visibly indicate hazardous conditions including hazardous temperatures, short circuits, over voltage, or under voltage when detected. The location of the annunciator panel shall be approved by the *Fire Code Official.*

(d) Local Amendment. Section 1207.7, Indoor ESS Installations, is amended to read as follows:

Indoor ESS installations shall be in accordance with sections 1207.7.3 through 1207.7.4 of the 2025 California Fire Code. (Material based on National Fire Protection Association 855 2023 Ed.)

(e) Local Amendment. Table 1207.7, Indoor ESS Installations, is amended to read as follows:

Table 1207.7

Indoor ESS Installations

Compliance Required	
Feature	**Section**
Prohibited ESS installation locations	1207.7.3
Elevation	1207.5.3
Fire suppression systems	1207.5.5
Fire-resistance-rated separations	1207.7.4
General installation requirements	1207.4
Maximum allowable quantities	1207.5.2
Size and separation	1207.5.1
Smoke and automatic fire detection[a]	1207.5.4
Technology specific protection	1207.6

a. Lead-acid and nickel-cadmium battery systems installed in Group U buildings and structures less than 1,500 square feet (139 m2) under the exclusive control of communications utilities, and operating at less than 50 VAC and 60 VDC in accordance with NFPA 76, are not required to have an approved automatic smoke or fire detection system.

(f) Not Adopted. Sections 1207.7.1 through 1207.7.2 are not adopted.

(g) Local Amendment. Section 1207.7.3, Prohibited ESS Installation Locations, is amended to read as follows:

ESS shall not be installed in any of the following locations:

(1) sleeping units;

(2) dwelling units;

(3) electrical rooms; except in nondedicated electrical rooms

containing equipment supported by the ESS as approved by the *Fire Code Official*; and

(4) rooms and areas housing the fire alarm control panel, fire pump, emergency responder communications enhancement systems equipment, and other fire protection and life safety system equipment as determined by the *Fire Code Official*.

(h) Local Amendment. Section 1207.7.4, Fire-Resistance-Rated Separations, is amended to read as follows:

Rooms and areas containing ESS shall be separated from other areas in the building by two-hour fire barriers constructed in accordance with section 707 of the California Building Code and two-hour horizontal assemblies constructed in accordance with 2022 California Building Code, Title 24, Part 2, Section 711 (2025), as appropriate.

(i) Local Amendment. Section 1207.11, ESS in Group R Occupancies, is amended to read as follows:

ESS in all Group R-3 and R-4 Occupancies and Other Residential Occupancies below the ESS Threshold Quantities in Table 1207.1.3, shall be in accordance with sections 1207.11.1 through 1207.11.9 of the California Fire Code, with the following exceptions:

(1) ESS listed and labeled in accordance with UL 9540 and marked "For use in residential dwelling units," where installed in accordance with the manufacturer's instructions and the California Electrical Code.

(2) ESS rated less than 1 kWh (3.6 megajoules).

Section 3. Chapter 5, Article 11, Division 82 is amended by amending section 511.8201, to read as follows:

Article 11: San Diego Fire Code

Division 82: Appendix A through Appendix Q

§511.8201 Adoption, Non-Adoption or Local Amendment to California Fire Code Appendix A through Appendix Q

The 2025 California Fire Code, Appendix A through Appendix Q, are hereby adopted, not adopted, or amended as follows:

(a) through (e) [No change in text.]

(f) ***Appendix D*** is adopted with modifications as follows:

(1) through (5) [No change in text.]

(6) Local Addition. Section D106.4, Projects Located in a *Wildland-Urban Interface Area*, is added as follows:

Multiple-family residential developments of more than 30 dwelling units located in a *Wildland-Urban Interface Area*, shall be provided with two separate and approved fire apparatus access roads.

(7) [No change in text.]

(g) through (r) [No change in text.]

Section 4. The Council dispenses with a full reading of this Ordinance before its passage because a written copy of this Ordinance was made available to the Council and the public before the date of its passage.

Section 5. This Ordinance will take effect and be in force on the thirtieth day from and after its final passage.

APPROVED: HEATHER FERBERT, City Attorney

By _____ for
Erin D. Kilcoyne
Deputy City Attorney

EDK:jdf
09/02/2026
10/12/2026 COR. COPY
Or.Dept: SDFD
Doc. No. 4456237

I certify that the Council of the City of San Diego adopted this Ordinance at a meeting held on NOV 10 2026.

DIANA J.S. FUENTES
City Clerk

By _____
Deputy City Clerk

Approved: 11/13/24 _____
(date) TODD GLORIA, Mayor

Vetoed: _____ _____
(date) TODD GLORIA, Mayor

STRIKEOUT ORDINANCE

OLD LANGUAGE: ~~Struck Out~~
NEW LANGUAGE: Double Underline

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE AMENDING CHAPTER 5, ARTICLE 11, DIVISION 00 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 511.0003 AND 511.0004; AMENDING CHAPTER 5, ARTICLE 11, DIVISION 12 BY AMENDING SECTION 511.1207; AND AMENDING CHAPTER 5, ARTICLE 11, DIVISION 82 BY AMENDING SECTION 511.8201 RELATING TO THE CALIFORNIA BUILDING STANDARDS COMMISSION'S MODIFICATIONS FOR APPROVAL OF THE SAN DIEGO FIRE CODE.

Article 11: San Diego Fire Code

Division 00: Adoption of the 2025 California Fire Code

§511.0003 Local Amendments to the 2025 California Fire Code Adopted by the City of San Diego

The following sections or sub-sections of the 2025 California Fire Code are amended by this Article:

(a) through (x) [No change in text.]

~~(y) Chapter 12, Section 1207.3.4, Energy Storage Management System;~~

(~~z~~ y) Chapter 12, Section 1207.7, Indoor Installations;

(~~aa~~ z) Chapter 12, Table 1207.7, Indoor ESS Installations;

(~~bb~~ aa) Chapter 12, Section 1207.7.3, Prohibited ESS Installation Locations;

(~~cc~~ bb) Chapter 12, Section 1207.7.4, Fire-Resistance-Rated Separations;

(~~dd~~ cc) Chapter 12, Section 1207.11, ESS in Group R Occupancies;

(~~ee~~ dd) Chapter 33, Section 3307.2.1, Combustible Building Materials;

(~~dd~~ ee) Chapter 33, Section 3307.2.2, Vertical Construction of Types III, IV and V Construction;

(~~ee~~ ff) Chapter 33, Section 3307.4, Standpipe Supply;

(~~ff~~ gg) Appendix B, Table B105.1(1), Required Fire Flow for One-and Two-Family Dwellings, Group R-3 and R-4 Buildings and Townhouses;

(~~gg~~ hh) Appendix B, Table B105.2, Required Fire Flow for Buildings Other Than One-and-Two-Family Dwellings, Group R-3 and R-4 Buildings and Townhouses;

(~~hh~~ ii) Appendix C, Table C102.1, Required Number and Spacing of Fire Hydrants;

(~~ii~~ jj) Appendix D, Section D103.5, Fire Apparatus Access Road Gates;

(~~jj~~ kk) Appendix D, Section D103.6, Fire Lane Markings;

(~~kk~~ ll) Appendix D, Section D103.6.1, Roads 20 to 28 Feet in Width;

(~~ll~~ mm) Appendix D, Section D103.6.2, Roads More Than 28 Feet in Width;

~~(oo) Appendix D, Section D106.2, Projects Located in a *Wildland-Urban Interface* Area; and~~

(~~pp~~ nn) Appendix D, Section D107.1, One- or Two-Family Dwelling Residential Developments.

§511.0004 Local Additions to the 2025 California Fire Code Adopted by the City

The following sections are adopted as Local Additions to the 2025 California Fire Code:

(a) through (aa) [No change in text.]

(bb) ~~Chapter 83, Sections 8300 through 8322, Fire and Harmful Gas~~

~~Emergency Alarms.~~ Chapter 82, Section D106.4, Projects Located in a *Wildland-Urban Interface Area*; and

(cc) Chapter 83, Sections 8300 through 8322, Fire and Harmful Gas Emergency Alarms.

Article 11: San Diego Fire Code

Division 12: Energy Systems

§511.1207 Electrical Energy Storage Systems (ESS)

(a) through (b) [No change in text.]

~~(c) Local Amendment. Section 1207.3.4, Energy Storage Management System, is amended to read as follows:~~

~~Where required by the ESS listing, an approved energy storage management system that monitors and balances cell voltages, currents and temperatures within the manufacturer's specifications shall be provided to the *Fire Code Official*. The system shall disconnect electrical connections to the ESS or otherwise place it in a safe condition if potentially hazardous temperatures or other conditions such as short circuits, over voltage or under voltage are detected. The system shall transmit a trouble signal to an approved location and to an approved annunciator panel if potentially hazardous temperatures or other conditions such as short circuits, over voltage or under voltage are detected.~~

(~~d~~ c) Local Addition. Section 1207.3.4.1, Annunciator Panel, is added as follows:

For all occupancies other than Group R, energy storage management systems required by section 1207.3.4 shall transmit a trouble signal to an approved location and to an approved annunciator panel if potentially hazardous conditions are detected. The annunciator panel shall visibly indicate hazardous conditions including hazardous temperatures, short circuits, over voltage, or under voltage when detected. The location of the annunciator panel shall be approved by the *Fire Code Official*.

(~~e~~ d) Local Amendment. Section 1207.7, Indoor ESS Installations, is amended to read as follows:

Indoor ESS installations shall be in accordance with sections 1207.7.3 through 1207.7.4 of the 2025 California Fire Code. (Material based on National Fire Protection Association 855 2023 Ed.)

(~~f~~ e) Local Amendment. Table 1207.7, Indoor ESS Installations, is amended to read as follows:

Table 1207.7

Indoor ESS Installations

Compliance Required	
Feature	**Section**
Prohibited ESS installation locations	1207.7.3
Elevation	1207.5.3
Fire suppression systems	1207.5.5
Fire-resistance-rated separations	1207.7.4
General installation requirements	1207.4
Maximum allowable quantities	1207.5.2
Size and separation	1207.5.1
Smoke and automatic fire detection[a]	1207.5.4
Technology specific protection	1207.6

a. Lead-acid and nickel-cadmium battery systems installed in Group U buildings and structures less than 1,500 square feet (139 m2) under the exclusive control of communications utilities, and operating at less than 50 VAC and 60 VDC in accordance with NFPA 76, are not required to have an approved automatic smoke or fire detection system.

(~~g~~ f) Not Adopted. Sections 1207.7.1 through 1207.7.2 are not adopted.

(~~h~~ g) Local Amendment. Section 1207.7.3, Prohibited ESS Installation Locations, is amended to read as follows:

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(1) sleeping units;

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containing equipment supported by the ESS as approved by the *Fire Code Official*; and

(4) rooms and areas housing the fire alarm control panel, fire pump, emergency responder communications enhancement systems equipment, and other fire protection and life safety system equipment as determined by the *Fire Code Official.*

(~~I~~ h) Local Amendment. Section 1207.7.4, Fire-Resistance-Rated Separations, is amended to read as follows:

Rooms and areas containing ESS shall be separated from other areas in the building by two-hour fire barriers constructed in accordance with section 707 of the California Building Code and two-hour horizontal assemblies constructed in accordance with 2022 California Building Code, Title 24, Part 2, Section 711 (2025), as appropriate.

(~~J~~ i) Local Amendment. Section 1207.11, ESS in Group R Occupancies, is amended to read as follows:

ESS in all Group R-3 and R-4 Occupancies and Other Residential Occupancies below the ESS Threshold Quantities in Table 1207.1.3, shall be in accordance with sections 1207.11.1 through 1207.11.9 of the California Fire Code, with the following exceptions:

(1) ESS listed and labeled in accordance with UL 9540 and marked "For use in residential dwelling units," where installed in accordance with the manufacturer's instructions and the California Electrical Code.

(2) ESS rated less than 1 kWh (3.6 megajoules).

Article 11: San Diego Fire Code

Division 82: Appendix A through Appendix Q

§511.8201 Adoption, Non-Adoption or Local Amendment to California Fire Code Appendix A through Appendix Q

The 2025 California Fire Code, Appendix A through Appendix Q, are hereby adopted, not adopted, or amended as follows:

(a) through (e) [No change in text.]

(f) ***Appendix D*** is adopted with modifications as follows:

(1) through (5) [No change in text.]

(6) Local ~~Amendment~~ Addition. Section D106.~~2~~4, Projects Located in a *Wildland-Urban Interface Area*, is ~~amended to read~~ added as follows:

Multiple-family residential developments of more than 30 dwelling units located in a *Wildland-Urban Interface Area*, shall be provided with two separate and approved fire apparatus access roads ~~regardless of whether they are equipped with an approved automatic sprinkler system~~.

(7) [No change in text.]

(g) through (r) [No change in text.]

EDK:jdf
09/02/2026
10/12/2026 COR. COPY
Or.Dept: SDFD
Doc. No.: 4461356

#54

Passed by the Council of The City of San Diego on November 10, 2026, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Joe LaCava	☒	☐	☐	☐
Jennifer Campbell	☐	☐	☒	☐
Stephen Whitburn	☒	☐	☐	☐
Henry L. Foster III	☐	☐	☒	☐
Marni von Wilpert	☐	☐	☒	☐
Kent Lee	☒	☐	☐	☐
Raul A. Campillo	☒	☐	☐	☐
Vivian Moreno	☒	☐	☐	☐
Sean Elo-Rivera	☒	☐	☐	☐

Date of final passage NOV 13 2026.

(Please note: When an ordinance is approved by the Mayor, the date of final passage is the date the approved ordinance was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

TODD GLORIA
Mayor of The City of San Diego, California.

DIANA J.S. FUENTES
City Clerk of The City of San Diego, California.

(Seal)

By _____, Deputy

I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar days had elapsed between the day of its introduction and the day of its final passage, to wit, on OCT 20 2026, and on NOV 13 2026.

I FURTHER CERTIFY that said ordinance was read in full prior to passage or that such reading was dispensed with by a vote of five members of the Council, and that a written copy of the ordinance was made available to each member of the Council and the public prior to the day of its passage.

DIANA J.S. FUENTES
City Clerk of The City of San Diego, California.

(Seal)

By _____, Deputy

Office of the City Clerk, San Diego, California

Ordinance Number **O-22156**