

Moraga Town Council ratifies MOFD Ordinance

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Emergency Planning and Preparedness amendments added nuisance fire alarms, aerial pre-plans, and amended standby personnel as well as added access to open space, existing fire trails maintenance requirements, and language for Knox Box content requirements. (A Knox Box is a secure key safe that mounts on the wall of a building with the key available to open the box being in possession of the fire company.)

Spark arrestor requirements for chimneys were also added as well as amending definitions for substantial additions and alterations to existing structures such as requiring fire sprinklers in certain cases, and added an exit discharge surface requirement so there is an uninterrupted flow to leave (i.e. no large rocks underfoot) for people from certain occupancies who will be exiting outdoors during an emergency. Changes also amended monitoring of alarm systems to comply with NFPA 72 (National Fire Protection Association Signaling Code).

Other amendments to the fire code addressed hazardous materials storage and removal, such as explosives, fireworks, and flammable cryogenic fluids.

The chapter on Safety During Construction and Demolition added site safety plan and site security requirements, along with asbestos removal requirements.

Chapter 80, Appendix C, amended requirements for the number and spacing of hydrants and added maximum distance for hydrant locations, while Appendix D amended access and loading requirements; amended D103.2 to bring fire department turn-arounds up to compliance with the 2019 fire code (28-foot width of new roads); amended

grade and angles approach, dead end fire apparatus turn-arounds, and aerial access requirements; and added the number of fire apparatus access roads for new developments.

Winnacker also mentioned real property sales and transfers. The 2019 code amendment requires a certificate of compliance with exterior hazard abatement requirements prior to real property sale or transfer. MOFD has engaged in collaboration with the Contra Costa County Realtors Association to increase awareness of fire code requirements and develop implementation measures. Work can be done in advance of the sale and can be self-reported; and who does the work can be negotiated between the buyer and the seller. The work can be deferred with an escrow account. Any sales between May 1 and Nov. 30 have 30 days following the sale or transfer to complete the required abatement. Sales between Dec. 1 and April 30 have to complete required abatement no later than the annual May 31 compliance date.

MOFD's 2019 abatement code for Existing Parcels and Structures will move the annual compliance date from June 15 to May 31 and extend the abatement period from 10 to 15 days. It bans the use of combustible ground cover (including mulch) within two feet of structures; and requires at least a two-foot air gap between the ground and vegetation within two feet of structures. The clearance for trees will increase from five feet to six feet; require the removal of Eucalyptus and Monterey pine within six feet of structures; require the removal of Juniper and Bamboo within 10 feet of a road by the end of 2023; and require an exterior fire hazard inspection for real property transfers.

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ANNUAL COMPOST GIVEAWAY

HOSTED BY RECYCLES MART AND REPUBLIC SERVICES



Bring 5-gallon buckets, cardboard boxes or other strong containers that you can lift yourself. NO BAGS or TRUCK BEDS. Republic Services provides staff to shovel compost into your containers. Residents can take up to 50 gallons of compost (ten 5-gallon buckets), while supplies last.

Reserve your time. Registration required:
RecycleSmart.org/ICAW

This event is open to: Lafayette, Orinda, Moraga and RecycleSmart residents only.

Saturday, May 6th, 8:00 A.M. - 2:00 P.M. (registration required)
 Event hosted in Lafayette. Register for event information.