



Benicia Fire Department – Fire Prevention Policies

Subject: BUILDING TENANT IMPROVEMENT REQUIREMENTS

Section: A

Effective Date: April 2, 2009

Standard A-102

Page: 1 of 3

Revised Date: July 1, 2015

Authority: Benicia Municipal Code Chapter 8.28, National Fire Codes, and the California Building and Fire Codes.

Plan Approval Required: Review and approval of design and installation of all tenant improvement work including, building construction, automatic fire alarm, and automatic fire sprinkler systems.

Fees: Based on Resolutions – Chapter 1.20, Section 1.20.010 BMC; contact the Building Department and the Fire and Life Safety Division.

Definitions:

APPROVED means acceptable to the Benicia Fire and Life Safety Division.

SHALL indicates a mandatory requirement.

SHOULD indicates a recommendation, which is advised, but not required.

STANDARD means the rules and regulations contained in the Benicia Fire Department's – Fire and Life Safety Division's Standards, and are designed to provide specific guidelines to the California Fire Code requirements.

Requirements:

1. All businesses in the City of Benicia are required to obtain a business license from the City's Finance Department, and post the license in a visible location on the premises. Some business operations may require a permit from the Fire and Life Safety Division.

2. All businesses are required to meet with approval of:

Fire Department – Fire and Life Safety Division
Building Department
Planning Department

3. The California Fire Code (CFC), Chapter 23 applies to the storage of high-piled combustible material and high-rack storage systems.



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...”Combustible materials on pallets, in racks or on shelves where the top of storage is greater than 12 feet in height. For certain high-hazard commodities such as rubber tires, plastics, some flammable liquids, idle pallets, etc., the critical pile height may be as low as 6 feet.”

Extra-high-rack storage systems are defined as:

...”Those systems that have storage over 40 feet in height, or 30 feet for high-hazard commodities.

For purposes of all storage space, the Division is requiring all new-sprinklered buildings with clear storage height exceeding the limitations described in the above definitions to meet the density requirements for high-piled combustible storage.

4. Businesses that may encounter problems in occupying normal lease space include:

Spray finishing operations

Repair garages

Flammable/combustible liquids storage and dispensing

Hazardous materials/chemicals storage

Public assembly

Businesses that fall into the categories noted above, may present a significant hazard to your building and to other occupants and are required by law to obtain a permit from the Division in order to engage in business. If not properly inspected and licensed, they may also present a substantial liability to you as the property owner. Any business unable to meet the division permit requirements will not be allowed to continue operation in your building.

State laws have imposed stringent controls on storage of hazardous materials. As a result, many businesses have begun to lease warehouse space to remove these hazardous materials from their places of business. There has also been an increase in the storage and use of control in illicit chemicals for drug manufacture in warehouse lease space. When spills or leakage occurs, it has also become a common practice for the owner of these hazardous materials to abandon them. This places the building owner in the position of



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Page: 3 of 3

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responsibility for containment and disposal of these materials, which has become an expensive process, and may also create a liability on the building owners part should other tenants be injured or incur property damage as a result.

5. It is your responsibility to provide plans of any structural changes in your building to the Building Department for approval. This includes addition of office spaces in the building once it has been finalized and a Certificate of Occupancy has been issued by the Building Official.
6. The Fire and Life Safety Division must approve any and all modifications to the automatic fire sprinkler system. Plans shall be submitted to the division for review and approval. The plans shall meet all requirements of NFPA 13 and Standard B-203.

As the building owner/manager, you should be aware that any tenant that does not meet the Division's requirements and would not be allowed to continue their operation.

The Fire and Life Safety Division is very willing to meet with you and your tenant prior to the tenant's occupancy of the building to make sure that business is compatible with the structure, and all City codes are in compliance.

The Division's office is open weekdays from 8:00 a.m. to 5:00 p.m. and may be contacted by telephone at (707) 746-4273.